

**LOWER WINDSOR TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
APRIL 23, 2026**

The Lower Windsor Township Planning Commission held its regular meeting in person at the Municipal Building located at 2425 Craley Road, Wrightsville, PA 17368. The meeting was called to order by Chair Hollis Bedell at 6:30 p.m. Also present were Planning Commission members Kelly Skiptunas, and Becky Pfeiffer; Zoning Officer, Monica Love, and Permits Assistant Andrea Hodge.

PUBLIC COMMENT

None

MINUTES

Dr. Bedell made a motion to approve the meeting minutes of March 26, 2026, as written, Mrs. Skiptunas seconded. Motion passed 3-0.

NEW BUSINESS

Planning Module – Youmans 35-000-KL-0008.00-00000; Robert & Audrey Youmans (owners) Michael Cromwell (applicant) . Four (4) lot subdivision plan in the Residential District. This subdivision was reviewed by the Planning Commission in June 2025 and approved by the Supervisors in July 2025. Dr. Bedell made a motion to approve and sign the waiver. Mrs. Skiptunas seconded and the motion passed 3-0.

Agricultural Security Area, (ASA) 7-year update and review. ASA is a protection for farmed properties in Lower Windsor Township and York County. 2026 is a few years past time for our 7-year review. Previously, staff readopted the properties in the ASA without review, notice or change. Now, in looking at the properties in the ASA, there are several which do not qualify, due to size, subdivision or change of use. The ASA protects the owner, from ordinances such as noise, odor, and dust, and from eminent domain. Each owner is required to have 10 acres or more, actively farmed, with viable soils. The removal of the properties that don't qualify doesn't negatively affect them for taxes. The ASA is the first step toward conservation of land – where an easement is purchased. Some properties never go any further, but if they want to conserve the land in perpetuity, they must be in the ASA.

In preparation for the 7-year review, letters were sent to all property owners in the program. Some received letters stating their properties no longer qualified, and some received a letter that asked if they wanted to continue in the program or be removed. Two (2) property owners have also asked to be added to the program, one (1) is a new applicant, and one (1) has requested two (2) parcels be added to the program. Two (2) property owners requested their parcels be removed from the ASA.

A committee has been formed of three (3) farmers, one (1) resident, and one (1) Supervisor. They will meet the first week of May.

York County Planning Commission will also review the paperwork and make a recommendation. A public hearing will be held by the Board of Supervisors, and a Resolution passed.

Dr. Bedell made a recommendation that the two property owners be added to the ASA and that all properties that no longer qualify or requested to be removed, be taken out of the program. Mrs. Skiptunas seconded, all voted in favor.

Dr. Bedell commended Ms. Hodge on the wonderful job she did. All agreed.

Ms. Love updated the members on a couple of things the Board of Supervisors decided on at their last meeting. The Board agreed that several uses would require a Conditional Use, rather than a Special Exception. This would take the decision of contentious items from the Zoning Hearing Board and instead have the elected officials hear and decide them. It would bring the Supervisors in at the beginning, rather than after the land development is filed. This conditional use hearing would take place before any zoning relief is granted, and would not take the place of the ZHB for variances that might be needed. The members recommend that the Supervisors hire special council for a conditional use hearing.

The Board of Supervisors also agreed the property maintenance can be individual ordinances separated as:

Grass & Weeds (should be updated)

Stockpiling, junk and debris, inoperable vehicles would be a new ordinance

Vermin and Vector can be joined with unmaintained swimming pool/stagnant water, possibly as a Nuisance Ordinance. The zoning district makes a difference; where someone has 20 acres the issue is not as pressing as a half-acre lot in a development. The Residential, Village, and Waterfront Recreation zones have and allow small lots, and should be more conscious of nuisances.

There being no additional business,

Dr. Bedell adjourned the meeting at 7:23 p.m.

Respectfully submitted,

Monica Love

Zoning Officer