

**LOWER WINDSOR TOWNSHIP
PLANNING COMMISSION
WORKSHOP MINUTES
MAY 17, 2023**

The Lower Windsor Township Planning Commission held its workshop meeting in person at the Municipal Building located at 2425 Craley Road, Wrightsville, PA 17368. The meeting was called to order by Chair Julia Parrish at 6:30 p.m. Present were Planning Commission members Hollis Bedell, Kelly Skiptunas, and Rachel Sollenberger. Zoning Officer, Monica Love, Jessica Fieldhouse of C. S. Davison, and one member of the public were also in attendance. Marzena Wolnikowski was absent. All attendees stood for the Pledge of Allegiance.

PUBLIC COMMENT

None

NEW BUSINESS

None

OLD BUSINESS

REVIEW OF THE COMPREHENSIVE PLAN

Jessica Fieldhouse requested that if there are formatting, grammar, typographical errors or spelling, members forward them to Monica Love.

Appendix A is the Survey, Appendix B is the soils information, and C is the Farmland Preservation which neither of those changed. They are the same as in the 2002 Comp Plan.

The Transferrable Development Rights tracking programming policy should be noted in the Comprehensive Plan, but the required language is in the Zoning Ordinance. Tracking the TDR and properties that are preserved with a conservation easement should be spelled out.

Chapter 1, COMMUNITY VISION GOALS & OBJECTIVES: No comments from the PC.

Chapter 2, REGIONAL RELATIONSHIP: The exhibits were renamed from alphabetical to numerical to match the Chapter they reference.

Chapter 3, EXISTING COMMUNITY CHARACTER AND LAND USE: There were discussions on how the wording is confusing – the strategies are listed as ‘to do’ but they were from the 2002 Plan. Ms. Fieldhouse will add an explanation to each strategy to explain. Page 3-5 referenced the loss of 1,800 acres of ag use, please include what use it is now.

Dr. Bedell asked if an additional AG-Residential District should be added. There was discussion on the number of residentially used properties in the AG district that are non—conforming due to their small size. Over 700 residentially used properties in the AG district are under 1 acre. They are spread throughout the district, so a zone is not viable, and an overlay district may be too cumbersome to create and enforce. The Board of Supervisors at their May meeting agreed that language could be added to the Zoning Ordinance to address those issues, specific to those non-conforming lots; allowing for smaller setbacks, and higher lot coverages. Ms. Fieldhouse agreed that it will be added as a recommendation.

Chapter 4, NATURAL FEATURES - there are some illustrations that are missing labels, legends or have added words that should have been removed. These were charts clipped directly from the previous plan and can't be enhanced.

Page 4-25 notes that there are areas that are not suitable for on-site water (wells) due to specific rock formations, are those areas mapped? No. The areas unsuitable for on-site septic are mapped, but not for on-site water supply.

Chapter 5, POPULATION CHARACTERISTICS AND TRENDS – In the tables that compare adjacent municipalities, why is Springettsbury included but not Chanceford. Please add Chanceford in, Ms. Fieldhouse agreed that it can. The population and housing characteristics don't take into account the known development that is likely to be built and finished by 2040. Ms. Fieldhouse will think about how those numbers should be revised. The River Ridge Hills development does have access to public sewer and water. The Fields of East Prospect is in the Village District and is 57 acres, the maximum build out could be 342 units of mixed multi-family, single family, single family attached.

Mr. John Bowser from the audience pointed out that not all of those people will move in from out of Lower Windsor, some will move between, or remove manufactured houses. The net increase may not be as much as we plan for. From a planning perspective, it's best to plan conservatively.

Chapter 6, HOUSING (discussed above under Chapter 5).

Chapter 7 PUBLIC UTILITIES – the Plan notes 7-6 Community water supply Margareta Mobile Home Park may have public water supply. The Solid waste disposal references a licensing requirement. In this case, it references refuse collection and there is no licensing from the Township. There are alphabetical references to the Exhibits which will need to change to the numerical.

Chapter 8, COMMUNITY FACILITIES - Exhibit 8-15 has no alphabetical or numerical reference. Table 8.1 doesn't mention the Mason Dixon Trail. It's not a physical, improved facility. It will be referenced - all the trails will be added in a different category. Dr. Bedell noted there is also a national bike trail that goes through the area. There are two disk golf courses that are over-utilized, in the Township. Additional course needs should be addressed. Page 8-11, A tiered LOS is reference with a table that has been renumbered. The Willow Creek Park is still in place, but there are no facilities. The Plan recommends that facilities be added.

The remaining Chapters will be reviewed at the regular meeting of May 25, 2023.

Mr. Bowser has volunteered to take over Mrs. Parrish's term. That will go to the Board of Supervisors at their June meeting for appointment.

Ms. Love updated the members of the sale of a single-family dwelling being turned into a group home for substance abuse recovery. Staff is working with our solicitor on this issue. The property owner claims this use is a protected class under the Federal Fair housing act, and it must be treated as a single-family home, but the Township can make sure there are reasonable accommodations, which relates to the number of people per bedroom and what is 'reasonable'.

Also, PennDOT is studying a small portion of Long Level Road from Klines Run Park to Lake Clark Marina. Unfortunately, the project is limited to that area, as there are pedestrian issues all along Long Level Rd. June 3 is the projected study date with June 10 as the rain date.

The meeting adjourned at 8:25 p.m.

Respectfully submitted,
Monica Love
Zoning Officer