

**LOWER WINDSOR TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
MAY 22, 2025**

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 Marzena Wolnikowski, and Becky Pfeiffer. Kelly Skiptunas and Rachel Sollenberger were absent with prior notice. Also present was Zoning Officer, Monica Love, and two (2) members of the public. All attendees stood for the Pledge of Allegiance.

PUBLIC COMMENT

None

MINUTES

Dr. Bedell made a motion to approve the meeting minutes of April 24, 2025, with two typographical errors to be revised. Ms. Pfeiffer seconded and the motion passed 3-0.

NEW BUSINESS

ZHB case 2025-06, 877 Furnace Road – Michael Carroll and Julia DeVoe own the property and are requesting a special exception for a Home Occupation or Profession under **§470-8 & §470-94**. Mr. Carroll is requesting to have a machine shop in the existing garage. He will not have ‘open hours’ but will work by appointment only. All neighbors were notified via USPS, none came to the meeting.

Dr. Bedell made a motion to recommend the Zoning Hearing Board grant the special exception for the home-based business. Ms. Pfeiffer seconded, and the motion passed 3-0.

Additionally, a variance is requested of **§470-12** which limits the lot coverage in the AG district to 20% of the total lot coverage, regardless of the use of the property. The request is to allow 25% lot coverage, so that an accessory storage structure can be built for the items currently in the garage and parked outside. This lot is 0.6 acres and is an existing non-conforming lot due to its size (minimum 1.0 acre). The members recommended the applicants refine their request to be specific, because of the way the zoning ordinance is written for variances “The variance if authorized will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.” The Zoning Ordinance rewrite proposes all residentially used lots within the ag district, less than 1 acre will be allowed to use the setbacks and lot coverage set forth in the Residential District (55% lot coverage, 20’ front and rear setbacks, 10’ side setbacks).

Mrs. Sollenberger requested to know how the accessory building would be accessed with the sand-mound in front. Mr. Carroll responded that there is sufficient area to both sides of the sand-mound for access.

Ms. DeVoe noted the county tax assessment lines are not shown correctly, and in the aerial photo there are neighbors' vehicles on what is shown as their lot. Their property line is quite close to the existing garage.

Dr. Bedell made a motion to recommend the Zoning Hearing Board grant the variance for the lot coverage. Ms. Pfeiffer seconded, and the motion passed 3-0.

OLD BUSINESS

The members discussed the zoning ordinance revision, and what sections remain to be addressed. Lighting, steep slopes, and nonconformities still remain to be considered. John Affriol, Engineer, will be providing a draft of the Conservation by Design for review in June/July. Ms. Love and Dr. Bedell will review their notes and see what may still be outstanding.

There being no additional business, the meeting adjourned without formal motion at 7:11 p.m.

Respectfully submitted,
Monica Love
Zoning Officer