

**LOWER WINDSOR TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
MAY 23, 2024**

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, Marzena Wolnikowski, Rachel Sollenberger, and Becky Pfeiffer, Zoning Officer Monica Love, John Klinedinst, Township Engineer, Andrea Hodge, Permit Assistant, Barry Strayer, Supervisor and several audience members. All attendees stood for the Pledge of Allegiance.

**PUBLIC COMMENT** none.

**MINUTES**

Dr. Bedell made a motion to approve the minutes of the April 25, 2024, meeting as written, Mrs. Sollenberger seconded. Motion passed 4-0 with Mrs. Skiptunas abstaining.

**NEW BUSINESS**

**625-24SLD Final Subdivision Plan, 127 Abels Rd & 135 Forge Hill Rd**, Matthew & Rachel Sollenberger, and River Ranch Holding Co. LLC. Mrs. Sollenberger presented the subdivision plan, which is a lot line adjustment, removing 9+ acres from the River Ranch Holding Company property – of which she and her husband are partners, and adding it to their personal property which adjoins (135 Forge Hill Rd). 127 Abels Road is under contract for sale. There is a waiver requested for the scale of the plan. The Transferrable Development Rights must be revised because the zoning line does not follow the property line. The only remaining comments were administrative in nature.

Dr. Bedell made a motion to recommend the Supervisors grant the waiver requested and approve the plan. Becky Pfeiffer seconded the motion. Motion passed 4-0. Mrs. Sollenberger's recusal letter is attached to the minutes.

**625-24SLD Planning Module Exemption form** – Dr. Bedell made a motion that the Planning Commission sign the waiver form. Ms. Pfeiffer seconded the motion, which passed 4-0.

**Zoning Hearing Case Z2024-03 208 Calvary Church Road** three (3) Variances requested. Benjamin Shipley, owner of the property, presented the case. The original property was subdivided into 3 lots, and his house was the spring house which pre-dates the subdivision. The variances requested are **§470-12** to encroach within the rear setback for an addition to the house; **470—18.E.1.a Restricted Development Overlay District** to allow limited and temporary disturbance of the steep slopes to allow construction of the residential addition. Any disturbance will be temporary during the construction only and **§470-12** to exceed the maximum lot coverage of 20% (he is requesting 25% lot coverage).

\*\* As part of the revision to the Comprehensive Plan the committee discussed changing the Zoning Ordinance to make allowances for the coverage and setbacks on existing properties within the Agricultural zone that have less than 1.0 acre (which makes them non-conforming). The committee believed that 20% lot coverage of a residential property less than one acre is very restrictive, and should be raised, however the final percentage and setback requirements have not been determined.\*\*

Dr. Bedell made a motion to recommend the Zoning Hearing Board grant the Variances as requested. Mrs. Skiptunas seconded the motion. Motion carried 5-0.

**626-24SLD Final Reverse Subdivision Plan, 411 Bank Hill Road, 1829 Long Level Road LLC** The Planning Commission saw this last month as a Variance request to build within the floodplain. No one was present to represent the plan. John Klinedinst P.E. reviewed the outstanding comments. The official map recommends an 80 feet wide right-of-way for Long Level Road. The owner's engineer proposed a 60' wide right-of-way. The Planning Commission should make a recommendation on that requirement. It should be a requirement for all of the road, or none of it. The 80' wide right-of-way would be several feet into the house, and the members believe that would be an issue over all of the street. There are two remaining outstanding comments on the floodplain review, but the plan comments are administrative. Ms. Love noted that no permits will be issued for the new building until all comments are addressed. Mr. Klinedinst noted that the dwelling on this property was once the Ramses Speakeasy. Mrs. Sollenberger made a motion to recommend the Supervisors approve the plan contingent on the outstanding comments being addressed. Dr. Bedell seconded the motion, which passed 5-0.

**Zoning Ordinance Text Amendment Section IV Conservation by Design §Table 470-25.B** specifically the Enhanced Density- District Density. The Single Family Semi-detached and Two-Family Dwellings changes from 2,000 s.f. to 1,700 s.f. per unit and the Multifamily Dwellings changes from 2,500 to 1,400 s.f. per unit. The minimum front setback for front loaded garages on townhomes will be 2' behind the plane of the house. The single family and two-family homes will stay 10' behind the plane of the house. The rear setback for an attached garage within the Village district will be reduced to 25'. The minimum setback for a detached garage which is rear loaded will change from 10' to 5'.

**§470-79** multi-family dwelling requirements will be revised from eight to sixteen dwelling units per building. (There are limits to the length of the building elsewhere in **§470-79**.)

The Planning Commission discussed the changes and the development.

Mrs. Skiptunas does not believe these changes should be a text amendment but should be variances requested of the Zoning Hearing Board. Dr. Bedell disagrees, and believes the design, setback, and density changes requested make sense for all Conservation by Design developments that may come in the future.

Dr. Bedell made a motion to recommend the Supervisors look favorably on the requested text amendment, and no changes should be made to the parking requirements. Mrs. Sollenberger seconded, and the motion carried 4 – 1 with Mrs. Skiptunas dissenting.

**OLD BUSINESS** none

There being no additional business, Dr. Bedell adjourned the meeting at 7:06 p.m.

Respectfully submitted,  
Monica Love  
Zoning Officer