

**LOWER WINDSOR TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
MAY 25, 2023**

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 Julia Parrish at 6:30 p.m. Also present were Planning Commission members Hollis Bedell, Marzena Wolnikowski, Rachel Sollenberger, Zoning Officer, Monica Love, consultant Jessica Fieldhouse, Pam Shellenberger YCPC and one resident. Kelly Skiptunas was absent with prior notice. All attendees stood for the Pledge of Allegiance.

PUBLIC COMMENT

None

MINUTES

Hollis Bedell made a motion to approve the minutes of April 27, 2023, Rachel Sollenberger seconded. Motion passed 4-0.

Dr. Bedell made a motion to approve the May 17, 2023, workshop meeting minutes. Ms. Sollenberger seconded. Motion passed 4-0.

NEW BUSINESS

None

OLD BUSINESS

Jessica Fieldhouse began the review with Chapter 9 TRANSPORTATION FACILITIES. Crash data was reviewed and Dr. Bedell questioned why the traffic figures were only available for the state roads and noted that there has been a marked increase in the number of commercial through traffic, pass through traffic especially from the Barley operation of Star Rock Farm in Conestoga PA travelling from Route 30 travelling south, as well as the quarry traffic heading south. There isn't commuter traffic, but there is additional commercial traffic that has changed in the previous years. Landfill Traffic travels Cool Creek to Mt. Pisgah from the east as well. Exhibit Y text needs to agree with the map.

Dr. Bedell requested a summary paragraph for the chapter end.

Mrs. Wolnikowski asked what the recommendations are for the Transportation. That is in Chapter 15 and recommends advocacy that the issues identified are brought to the attention of PennDOT and the county, to get them on the long-range transportation plan, and get funding to make changes.

A left turn lane on East Prospect Rd at Mt. Pisgah intersection and a left turn lane on southbound Mt. Pisgah are specified as well. The Turkey Hill store accesses are too close to the intersection, which causes confusion whether traffic is turning into the store or at the intersection and causes rear-end accidents and cross-traffic side impact accidents. The light/intersection level of service must be reviewed and retimed on a 6 – 10 year basis.

Signage and wayfinding signage are needed throughout the area. There is a recommendation for pedestrian safety and traffic calming on Long Level Rd. The Official Map should be revised and updated

to show some of these issues. Sight Distance issues are noted, and corridors identified to be addressed roadway safety, pedestrian safety etc.

CHAPTER 10, REGIONAL PLANNING – add there is additional information on the York County Growth Management Plan: Envision 2040 Mrs. Fieldhouse noted this would better fit in CHAPTER 3.

CHAPTER 11 FUTURE COMMUNITY CHARACTER & LAND USE PLAN - reference to Map 3.1 is missing. Discussion around the future projections and the developments that are in process. The current numbers are conservative, but if River Ridge Hills and The Fields of East Prospect build out, the numbers may be much greater. Perhaps two tables, or an additional statement may be added.

Pedestrian safety and access to multi-modal transportation should be added to these. There has been a much greater use of recreation but safety issues must be highlighted in all. Development can't be encouraged without addressing the safety of the users.

Restricted Development Overlay District and Conservation Overlay must be coordinated in Table 11.1. The wording must match.

The Industrial Zone and Modern Landfill were addressed in the CHAPTER 1 GOALS and OBJECTIVES – NATURAL FEATURES and the PUBLIC UTILITY PLAN. There continues to be well/ground water pollution issues, which won't be changed by the revisions that the landfill is making. The only solution is to remove the refuse that caused the contamination. That should be added to CHAPTER 7 NATURAL FEATURES in the aquifer and CHAPTER 13 PUBLIC UTILITIES.

The Planning Commission continues to recommend that creating a sign ordinance be an included recommendation. No regulations exist.

CHAPTER 12 HOUSING PLAN will be updated with the projections for the future. The terminology 'Mobile Homes' should be 'manufactured housing'. That should be revised throughout.

CHAPTER 13 PUBLIC UTILITIES – the pollution discussion must be added. There is an Exhibit for the utilities, but there are no 'maps' available from utilities. That is a safety issue. PP&L is missing from the Exhibit. The location of CELL towers should be added as well. Ms. Love will forward that to Ms. Fieldhouse.

CHAPTER 14 COMMUNITY FACILITIES PLAN – has the school building been addressed – no. The criteria for future planning is addressed at the very beginning. There are a number of recreation facility opportunities and several areas that could be better utilized. The Highway Department salt storage bin has been upgraded, and that can be removed.

CHAPTER 15 TRANSPORTATION PLAN was discussed previously (above).

CHAPTER 16 IMPLEMENTATION – all of the previous plan's recommendations are still there, however, grant funding, and education for residents on municipal work have been added. Suggestions may require additional analysis.

The revised draft should be available in two weeks and will include these revisions as well as Pam Shellenberger's. It's projected to be reviewed at the June meeting.

The meeting adjourned at 8:09 p.m.

Respectfully submitted,
Monica Love
Zoning Officer