

**LOWER WINDSOR TOWNSHIP
PLANNING COMMISSION
WORKSHOP MINUTES
JUNE 18, 2025**

The Lower Windsor Township Planning Commission held its workshop 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 6:32 p.m. Also present were Planning Commission members Kelly Skiptunas, and Rachel Sollenberger. Marzena Wolnikowski and Becky Pfeiffer were absent with prior notice. Zoning Officer, Monica Love, Permit Assistant Andrea Hodge, and Supervisor Barry Strayer were also present.

No public Comments

NEW BUSINESS

Zoning Ordinance review & rewrite – Woodlands & Data mining, Data Storage

Changes in red are additions to the Ordinance, crossed out are to be removed, and highlighted are editorial.

ENVIRONMENTALLY SENSITIVE AREAS

Lands within the Restricted Development Overlay District, Special Flood Hazard Areas (otherwise known as one-hundred-year floodplain), wetlands, slopes in excess of 25%, and rock outcroppings.

TREE PROTECTION ZONE

An area within a proposed development where woodlands are to be protected, beginning at the dripline of the canopy of said woodlands that shall be marked and prevented from disturbance, construction, storage of material, temporary parking, pollution of soil, or regrading.

§ 470-48 Conservation of stream corridors, woodlands and specimen trees.

- A. Any portion of a property located within 25 feet of the ordinary waterline of any stream or watercourse shown on the Zoning Map, **and within 25 feet of the ordinary waterline of the Susquehanna River** where soil disturbance is proposed shall:
- (1) Not be altered, regraded, filled, or used for any purpose, ~~excluding agricultural land uses,~~ except in conformance with this section.
 - (2) Be comprised and maintained at all times, in an undisturbed vegetative buffer or filter strip to intercept sediment and pollutants from runoff occurring overland before they reach the stream, thereby protecting local water resources and the environment. The buffer shall consist of existing or new vegetation or a combination thereof, as in the following order or preference:
 - (a) Existing hedgerow, woodlot, brush and/or uncultivated fields which are naturally occurring along the stream.
 - (b) A combination of existing vegetation (such as above) and newly established vegetation.
 - (c) A newly established area of trees, bushes and grasses, where no vegetation existed prior to development.

- (3) Where it is necessary to cross a stream or watercourse with a street, access road or driveway, such crossing shall **obtain a permit issued by the Pennsylvania Department of Environmental Protection as well as a Floodplain Disturbance Permit from the Township.** The crossing must be perpendicular to the thread of the stream or waterway and shall minimize the disturbance to the vegetative filter strip. If any vegetation is proposed to be disturbed, the disturbed area must be replaced so that the resulting size of the vegetative filter strip remains the same.
 - (4) Where it is necessary to provide for livestock crossings of a stream or watercourse, farmers must obtain a permit issued by the Pennsylvania Department of Environmental Protection **as well as a Floodplain Disturbance Permit from the Township.** Additionally, farmers ~~are encouraged to~~ **shall** work with the York County Conservation District and Natural Resources Conservation Service (NRCS) to establish best management practices (BMPs) to protect the stream.
 - (5) As stated in § **410-39** of Chapter **410**, Subdivision and Land Development, any changes in an existing stream or watercourse, stream, channel or other drainageway must be approved and a permit issued by the Pennsylvania Department of Environmental Protection **as well as a Floodplain Disturbance Permit from the Township.**
- B. ~~Provisions and requirements set forth in § **470-48A(1)** through **(5)** shall also apply to areas located within 25 feet of the ordinary waterline of the Susquehanna River.~~ **Existing woodlands and specimen trees shall be protected to prevent unnecessary destruction during development.**
- (1) **At least 15% of the number of trees having a trunk caliper of least three (3) inches measured at dbh that exist at the time of plan submission shall be maintained or replaced immediately following construction.**
 - (2) **No more than 20% of existing woodlands located in environmentally sensitive areas shall be destroyed or altered. If the applicant can prove that invasive species are within either of these areas, then the percentage of woodlands to be removed may be increased to eradicate invasive species.**
 - (3) **Replacement trees shall have a trunk caliper of at least two inches measured at a height at least six inches above finished grade and located within unbuildable sections of the site (i.e., steep slope and setback areas).**
 - (4) **If a specimen tree is designated to be preserved but is removed or substantially damaged during the clearing, grading, or construction, the applicant or developer shall be required by the Township to replace the removed or damaged tree, by providing at least three trees each with an equivalent cross-sectional area at maturity, in a manner acceptable to the Township.**
 - (5) **Prior to construction, the Tree Protection Zone shall be delineated at the dripline of the tree canopy. All trees scheduled to remain shall be marked; however, where groups of trees exist, only the trees on the edge need to be marked. A forty-eight-inch-high snow fence or forty-eight-inch-high construction fence mounted on steel posts located eight feet on center shall be placed along the boundary of the Tree Protection Zone. No construction, storage of material, temporary parking, pollution of soil, or regrading shall occur within the Tree Protection Zone. When there is a group of trees, the Tree Protection Zone shall be based on the location of the outer trees.**

The following definitions will be added:

CRYPTOCURRENCY

A digital currency in which encryption techniques are used to regulate the generation of units of currency and verify the transfer of funds, operating independently of a central bank.

CRYPTOCURRENCY DATA CENTER

Leased or owned property with floor space devoted to the operating data processing equipment of Commercial Cryptocurrency Mining; excludes spaces for commercial offices, storage, shipping and receiving, warehousing, or any other space that is not electronic processing.

CRYPTOCURRENCY MINING – COMMERCIAL

The commercial process by which cryptocurrency transactions are verified and added to the public ledger, known as the block chain, and also the means through which new units of cryptocurrencies are released, through the use of server farms or data centers employing data processing equipment. Any equipment requiring a high-density load service, for a server farm or data center, will constitute a commercial cryptocurrency mining operation.

CRYPTOCURRENCY SERVER FARM

Three (3) or more interconnected computers housed together in a single facility whose primary function is to perform cryptocurrency mining or associated data processing.

HIGH-DENSITY LOAD SERVICE

The provision of electrical service where the requested load density has, for any monthly billing period either an average power demand in excess of 300 kilowatts, OR an average power density in excess of 250 kilowatt hours per year per data center square foot, equivalent to 35,064 square feet per kilowatt, at 100% load factor.

Cryptocurrency, Data Mining, Data Storage will only be permitted as a Special Exception in the Industrial District under the following criteria.

§ 470-?? Cryptocurrency, Data Mining and Data Storage

- A. All principal and accessory structures used for cryptocurrency mining operations, server farms, and/or data centers shall be arranged, designed, and constructed to be harmonious and compatible with the site and with the surrounding properties. If prefabricated, pre-engineered or modular structures are installed, the following standards are required:
 - 1. All structures shall have concrete foundations.
 - 2. All exterior facades shall have muted earth tone colors and shall not be defective, decayed or corroded.
- B. The operations shall not cause vibration that may be felt beyond the property line, nor noise levels in excess of **§ 470-??**
- C. During the special exception review, the applicant shall provide the following:
 - a. Water usage: a report of the amount of water to be used, as well as confirmation from the public water provider that the amount needed may be accommodated. The methods of recycling or cooling wastewater prior to release shall be included.
 - b. Electronic waste: Address the amount of electronic waste to be generated, where and how it will be disposed.
 - c. Carbon emissions:
 - i. Clean energy will be required to provide no less than 80% of the usage required.
 - ii. Proof that adequate capacity is available on the pertinent supply lines and substation to ensure that the remaining capacity is available to serve the needs of the service area consistent with the normal projected load growth projected

- by the provider.
- iii. Utility supply equipment and related electrical infrastructure are sufficiently sized and can safely accommodate the proposed use.
- iv. The use will not cause electrical interference or fluctuations in line voltage on and off operating premises.
- D. Prior to the issuance of a Certificate of Use and Occupancy (U&O), an independent report with noise level test results shall be submitted by the applicant for approval. The report shall be prepared by a qualified acoustical professional for the purpose of demonstrating compliance.
- E. A noise reduction barrier or device may be required at the discretion of the Zoning Officer when it is inconclusive that noise level tests do not conform to Section 470.??B. above.
- F. Any use of International Organization for Standardization (ISO) shipping containers or similar used as housing, whether horizontally combined or independent of other structures for the commercial cryptocurrency mining operation shall not be vertically combined to exceed a height greater than nine (9) feet.
- G. Each property so used shall provide a 24-hour emergency contact signage visible at the access entrance. Signs shall include the company name if applicable, owner/representative name, telephone number and corresponding local power company telephone number, as well as any individual identifying site name, number or address.
- H. Buffers and screens shall be provided in accordance with § 470-39 of this chapter to protect neighboring properties. This includes, but is not limited to, fences, walls, plantings, berms, and open spaces. Buffers and Screening shall be applicable to the perimeters of the building or construction footprint, except for areas of ingress and egress into the site.
- I. Any commercial cryptocurrency mining operation that is not operated for a continuous period of twelve (12) months and for which there are no applications pending for permitted use of the structure at the end of such 12-month period, shall be considered abandoned, whether the owner or operator intends to make use of the device(s). The owner of an abandoned server farm and data center are located shall be under a duty to remove such facilities. If such facilities are not removed within a reasonable time, not to exceed three (3) months, after receipt of notice from the governing authority notifying the owner(s) of such abandonment, the governing authority may remove such facilities and place a lien upon the property for the costs of removal. The governing authority may pursue legal remedies available to it to ensure that abandoned device(s) are removed. Delay by the governing authority in taking action shall not in any way waive the governing authority's right to take action.

The members discussed the noise issues that have been experienced in the Township, and Hellam Township's new requirements. Mrs. Skiptunas requested Ms. Love speak to York County Planning Commission regarding noise requirements and ordinances. The members would like to further look into electronics waste, carbon production, water usage and water waste, before this is made part of the ordinance.

Dr. Bedell requested the members review the requirements of the Transferrable Development Rights in our Ordinance.

Ms. Love alerted the members that the Solar Ordinance does not address the requirements of Transferrable Development Rights in the creation of a Utility Grade Solar. On a property with 50 acres, there may only be 2 or 3 usable development rights on the site, and the Zoning Ordinance allows only 5,000 s.f. of development per dwelling right used, making very little useful area. This is a stand-alone ordinance and will be easy enough to revise and re-adopt.

Ms. Hodge and Ms. Love updated the Board on the Multi-modal Transportation grant application to be filed for the crosswalk on Cool Creek Road, near Knights View Rd, and requested a letter of support. The members agreed and signed.

There being no additional business,
Dr. Bedell adjourned the meeting at 7:31 p.m.

Respectfully submitted,
Monica Love
Zoning Officer