

**LOWER WINDSOR TOWNSHIP  
PLANNING COMMISSION  
WORKSHOP MINUTES  
JUNE 19, 2024**

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 6:30 p.m. Also present were Planning Commission members, Marzena Wolnikowski, Rachel Sollenberger, and Becky Pfeiffer, member Kelly Skiptunas was absent with prior notice. Zoning Officer, Monica Love, Permit Assistant Andrea Hodge, and Supervisor Barry Strayer were also present. All attendees stood for the Pledge of Allegiance.

**OLD BUSINESS**

The Planning Commission reviewed the Zoning Ordinance re-write, starting with the revisions to the uses described in **Article VI Supplemental Use Regulations**. Text shown in red is new – to be added to the Zoning Ordinance, text in black (as part of the section) is existing within the current Zoning Ordinance, text that has a strikethrough is to be removed.

The Members began with Restaurant uses. These will fully replace Eating Establishment in the Ordinance.

**§ 470-?? Restaurants, Dine in**

- A. All restaurants shall be licensed in accordance with the requirements of the Commonwealth and any other applicable permitting and regulatory agencies.
- B. No part of the subject property shall be located within 200 feet of the Residential Zone.
- C. The applicant shall demonstrate that adequate water supply and sewage disposal can be provided.
- D. Grease traps shall be emptied/cleaned on a regular basis with proof provided to the Township.
- E. All restaurant seating shall be provided within the completely enclosed building, except that limited exterior seating may be provided if:
  - 1. Such seating is situated and designed so as not to adversely impact nearby residences;
  - 2. During use, such seating is continuously supervised by an employee or owner of the restaurant;
  - 3. The applicant shall furnish and implement a working plan for the continuous cleanup of litter and debris that may result from outdoor seating;
  - 4. Unless there is a minimum ten (10') foot separation, outdoor seating shall be protected from drive lanes and/or parking areas by a minimum 8" high curb and 3' high barrier (fence, planter, hedge, etc.).
- F. Any exterior lighting and/or amplified public address system shall be arranged and designed so as to prevent objectionable impact on neighboring properties in accordance with § 470-?? of this chapter. Use of the outdoor public address systems shall only be permitted between the hours of 8:00 a.m. and 11:00 p.m. Exterior lighting other than that essential for the safety of the users of the premises shall be prohibited between the

hours of 11:00 p.m. and 6:00 a.m.

- G. Any music and entertainment uses will be strictly accessory and incidental to the restaurant use.
- H. All establishments shall provide suitable storage areas for dumpsters, which must be so located to minimize the sight from adjoining properties and street rights-of-way.
- I. A twenty-foot-wide landscape buffer planting strip shall be provided between this use and any abutting residential use in accordance with the requirements of § 470-?? Landscaping.
- J. All establishments shall provide suitable trash receptacles which are so designed and constructed as to prevent waste from blowing around the site or onto adjacent properties or public rights-of-way.
- K. Parking areas shall be maintained in a mud-free, dust-free state.
- L. Play areas shall be completely enclosed by a minimum four (4) foot high fence.

**§ 470-?? Restaurants Drive-in/Take out**

- A. In addition to B - G below, Restaurants Drive in/Take out shall meet all the requirements of Restaurants Dine in § 470-??
- B. Restaurants with a drive-in and/or drive-through must meet the requirements of § 470-?? Drive-in or Drive-Through Business.
- C. The drive through lane or canopy shall only be located in the side or rear yard areas.
- D. No canopy shall be located within any required building setback area.
- E. Drive through facility stacking lanes shall not be used to meet parking requirements.
- F. A minimum 100' stacking lane shall be provided before the order location.
- G. Drive through facility stacking lanes shall be separated from the parking lot's interior driveways by the use of curbs and/or planting islands.

**§ 470-421 ~~Riding academy; boarding stable.~~ RIDING STABLE/ COMMERCIAL STABLE**

- A. ~~Minimum lot area: TBD~~
- B. All animals, except while exercising or pasturing, shall be confined to a building erected for that purpose.
- C. All stalls shall be maintained so as to minimize odors.
- D. All outdoor training or show facilities or areas shall be set back at least 50 feet from all property lines.
- E. All outdoor training, show, riding, boarding or pasture areas shall be enclosed by a minimum four-foot-high fence which shall be located at least 10 feet from all property lines.
- F. ~~Documented evidence must be presented to the Township indicating that disposal of animal waste will be provided in a manner that will not create a public health hazard or nuisance.~~
- G. Satisfactory evidence must be presented to indicate that adequate storage and disposal of animal waste will be provided in a manner that will not create a public health hazard

or nuisance. \*\*Note: this is the same wording from kennel, and should be included with Non-Commercial Keeping of Livestock\*\*

- H. All required parking areas and unimproved overflow parking areas shall be set back at least ten (10') feet from adjoining lot lines. Unimproved overflow parking areas shall also provide a fence delineating such occasional parking facilities and preventing the parking and/or movement of vehicles across neighboring properties. Parking shall be maintained in a mud-free, dust-free condition.

The regular meeting of June 27, 2024 has no cases and no plans for review. The members will review the Non-commercial Keeping of Livestock.

There being no additional business, Dr. Bedell adjourned the meeting at 7:38 p.m.

Respectfully submitted,  
Monica Love  
Zoning Officer