

**LOWER WINDSOR TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
JUNE 27, 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 and Rachel Sollenberger, Zoning Officer Monica Love, John Klinedinst, Township Engineer, Andrea Hodge, Permit Assistant, and Barry Strayer, Supervisor. Marzena Wolnikowski and Becky Pfeiffer were absent. All attendees stood for the Pledge of Allegiance.

PUBLIC COMMENT none.

MINUTES

Dr. Bedell made a motion to approve the minutes of the Workshop of May 15, 2024, and the minutes of the meeting of May 23, 2024, as written. Mrs. Skiptunas seconded. Motion passed 3-0.

NEW BUSINESS – none

OLD BUSINESS

The definition for Family Farm Cemetery needs to be added to the Ordinance, as well as to be put in the table of uses.

“A small burial lot, accessory to a single-family dwelling or agricultural property for the burial of family members.” will be added as the definition, then will be permitted in the AG district (by right) and will be required to meet the other requirements in the Ordinance for cemetery.

The Members reviewed the memo to the Board of Supervisors regarding the Fields of East Prospect text amendment. All agreed that it incorporated their opinions and was suitable.

The Planning Commission concentrated on the Non-commercial Keeping of Livestock as an accessory use – this will not apply to a farm. Both will be defined.

§470-?? Non-Commercial Keeping of Livestock

- A. All non-commercial keeping of livestock must comply with minimum standards of animal care as required by Pennsylvania law, Pa Code Title 18, regarding animal cruelty provisions.
- B. Density: Domestic livestock may be kept in accordance with the following table:

Animal weight	Acres required/ number of animals	Acres required for additional animals
Under 15 lb.	1/2 acre / 5 animals	1/2 acre each additional 5 animals
16 lb - 65lb	1/2 acre / 1 animal	1/2 acre each additional animal
66 lb and over	2 acre/1 animal	1 acre each additional animal

- C. Fifty percent (50%) of the pasture area required for the first animal must be open grazing pasture. One hundred percent (100%) of the area required for each additional animal or group of animals must be open grazing pasture. This does not apply to poultry or animals under 15 lb.
- D. Non-commercial keeping of livestock shall be kept within a fenced enclosure at all times when said animals are not leashed, haltered or bridled and under the direct control of the owner or authorized agent of the animal. Any damage done by domestic livestock kept in accordance with this section, regardless how minor, is the joint and severable responsibility of the landowner and animal owner, if different. Pastures shall only be permitted in the side and rear yards. Fences shall be a minimum of ten feet (10') from all property lines and shall not be in the front yard of the property.
- E. Non-commercial keeping of livestock must comply with the Pennsylvania Nutrient Management Regulations, Pa Code Title 25, Chapter 83 as required by the Dept. of Environmental Protection.
- F. A minimum setback of one hundred (100') feet shall be provided for any area or structure used for the storage of animal waste and all property lines, wetlands and waterways.
- 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.
- H. Accessory Buildings and Structures. All accessory buildings and structures shall comply with the building coverage, open space and impervious surface restrictions for the zone in which the lot is located and shall install stormwater infiltration in accordance with the Stormwater Management Ordinance.
 - 1. Any coop, shed or structure used for housing livestock animals shall be in the side or rear yard and must be set back fifty (50) feet from side and rear property line, and one hundred feet (100') from any dwelling.
- I. General Requirements.
 - 1. Roosters are not permitted on properties under 2 acres in total size, regardless of the district.
 - 2. The keeping of exotic animals as defined in this ordinance are not included herein.
 - 3. No more than twenty (20) livestock animals may be kept on a property under this definition.
 - 4. The slaughtering of animals on a property must be conducted out of sight of neighboring properties.
 - 5. The disposal of dead animals shall be in accordance with the Domestic Animal Law, Pa Code Title 3, Chapter 23, subsection 2353. Dead animals shall be disposed of within forty-eight (48) hours after death.

The definition of exotic animals must be excepted from the above. State and federal licensing shall be required. Signage of such animals must be added on the front door.

There being no additional business, Dr. Bedell adjourned the meeting at 7:28 p.m.

Respectfully submitted,
Monica Love
Zoning Officer