

**LOWER WINDSOR TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
JULY 24, 2025**

The Lower Windsor Township Planning Commission held its regular meeting in person at the Municipal Building located at 2425 Craley Road, Wrightsville, PA 17368. There was not a quorum. These minutes will remain unofficial. The meeting began at 6:30 p.m. Present were Planning Commission members Marzena Wolnikowski, and Becky Pfeiffer, Zoning Officer Monica Love, Zoning Assistant, Andrea Hodge, Township Engineer, John Affriol, P.E. and Supervisor Barry Strayer. Kelly Skiptunas, Rachel Sollenberger and Hollis Bedell were absent with notice.

Mr. Affriol prepared and presented the revised section for Conservation By Design in the Zoning Ordinance. The members discussed the requirements of on-lot septic versus public sewer, and the lot size requirements. Ms. Love noted the areas available within the Township that could be developed using Conservation by Design.

The Conservation by Design will be required for all developments with 10 lots or more (rather than the five (5) that were in the existing ordinance. There are still two (2) options available, Neutral Density, which allows for the number of lots as noted in the underlying zone and Hamlets and Villages, rather than Enhanced Density. The members requested some visual aids to see what these specifically look like. Mr. Affriol will try to supply some of those. The full Board will review this in August.

Ms. Love noted there will be no workshop August 20, 2025.

There being no additional business, the meeting adjourned at 7:09 p.m.

Respectfully submitted,
Monica Love
Zoning Officer