

**LOWER WINDSOR TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
AUGUST 25, 2022**

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. Present were Planning Commission members Kelly Skiptunas, Hollis Bedell, and Hank Smeltzer; Zoning Officer Monica Love, and two (2) audience members. Marzena Wolnikowski was absent with prior notice. All attendees stood for the Pledge of Allegiance.

PUBLIC COMMENT

None

MINUTES

Hank Smeltzer made a motion to approve the minutes of July 28, 2022; Kelly Skiptunas seconded. Motion carried 4 – 0.

NEW BUSINESS

Ann and William Druck Final Subdivision Plan 618-21SLD, Clark Craumer, PLS. presented the plan, this is a 2 lot subdivision, taking a small parcel off one and added to another parcel, which has an existing house. The remainder lot will be Agricultural use. There are non-building waivers for both lots. The only remaining outstanding comments are the signatures required prior to the Board of Supervisors. The Planning Commission asked questions regarding the layout.

Hollis Bedell made a motion to approve the plan, provided that the signatures are added, and the Planning Module approved by the SEO. Kelly Skiptunas seconded. Motion passed 4-0.

Hollis Bedell made a motion to authorize signing the Planning Module. Hank Smeltzer seconded. Motion carried 4-0.

OLD BUSINESS

Short Term Rentals Ordinance. A better definition of short-term rental is needed. Lancaster County Model Ordinance has a good definition *“Any dwelling unit owned and/or managed by a person, firm or corporation which is rented or leased in whole for a period no more than 30 days”*

The use should be restricted to the Waterfront Recreation, Agricultural, Village, and Residential districts.

The number of bedrooms should regulate the number of adults that may stay, and the Sewage Enforcement Officer must approve the existing septic for the number of bedrooms.

The underlying zone/district sets the lot sizes and coverages, and no changes for the use are permitted.

Parking shall be required to be provided as one space per approved bedroom.

Events and activities are prohibited unless separately permitted by Lower Windsor Township.

Included on the display within the premises, the maximum number of occupants and maximum number of vehicles/parking areas.

Permits shall be issued yearly, an occupancy tax should be reviewed by the Board, the hotel tax must be filed with the county.

Proof of potable drinking water should be provided at the time of registration.

Monica Love will revise and resend to the PC for review and approval in September then request the BoS review and send to the Solicitor for review.

Primary Solar Energy System (PSES)

The Clinton County model was not detailed enough in most instances. All of Section 2 is unnecessary as accessory solar.

Glare must be addressed (Warrington Twp Ordinance has a definition).

Prime Agricultural soils – get Township Engineer's opinion.

Applicant, Facility Owner and Facility Operator must be defined as they are likely to be someone other than the property owner.

Financial security and bond for decommissioning must be thorough. The bond must be re-evaluated and re-assessed, every 5 years.

Noise regulations must be specific and measurable at the property line of a non-participating property owner's line.

Lot coverage within the AG district 20% coverage must apply to roads and equipment. Panel coverage may be an additional 40% coverage.

Vegetative cover is required under the panels.

SWM may be compromised for permeability – the PC recognizes that water does go through, and the ground below is permeable, but it's not the same as having a meadow. Township Engineer should weigh in.

No clear cutting of trees shall be permitted. Screening & Buffers shall be required at 25' and 50' respectively and may be against the property line or against the required fence. Native species shall be required, but no arborvitae, and invasive species are not permitted.

An existing conditions plan shall be required at the time of submission, for steep slopes, tree masses, rock outcroppings, floodplains and floodways, street rights-of-ways and neighboring residences.

Modify the slope to 25% max to match the existing requirements.

NO PSES permitted within the Special Flood Hazard Area (100-year floodplain).

Maximum 25 feet high for the panel structures.

Check with Fire Chief for minimum width of access. Is 14' sufficient around and between panels and structures?

Monica Love will revise and resend to the PC for review and approval at the September meeting then request the BoS review and send to the Solicitor for review.

Mrs. Parrish adjourned the meeting at 8:30 p.m.

Respectfully submitted,
Monica Love
Zoning Officer