

**LOWER WINDSOR TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
AUGUST 28, 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. Hollis Bedell called the meeting to order at 6:30 p.m. Also present were Planning Commission members Kelly Skiptunas, Marzena Wolnikowski, and Becky Pfeiffer, Zoning Officer Monica Love, Township Engineer, John Affriol, P.E. and Supervisor Barry Strayer. Rachel Sollenberger was absent with prior notice.

All attendees pledged allegiance to the flag.

PUBLIC COMMENT

None

MINUTES

Dr. Bedell made a motion to approve the workshop minutes of June 18, 2025 (no second was made). The motion passed 4-0. Dr. Bedell made a motion to approve the meeting minutes of June 28, 2025 with some minor corrections. Mrs. Skiptunas seconded. The motion passed 4-0. The July 24, 2025, meeting did not have a quorum and the minutes are unofficial, however the members in attendance saw no issues.

NEW BUSINESS

Planning Module, Margaretta Mobile Home Park

Ms. Love explained, York Water Co has purchased the wastewater treatment facility which currently serves the park only. They propose to abandon the existing facility and replace it with a pump station that will send the sewage through a force main out Furnace Road, Prayer Mission, and East Prospect Road to the existing East Prospect treatment plant. Water usage data was used to establish an existing 33 EDU for the MHP + 9 possible residences along the route which may be connected for a total 42 EDU for the project.

The members requested that the Planning Module state that the Township Comprehensive Plan notes this area to be rezoned as public utilities become available. Also, wetlands exist along the force main route, any disturbance must be mitigated.

Mr. Affriol requested that the Township request how the existing plant is to be abandoned. Just leaving it as is, is not appropriate or consistent with the Agricultural District.

Dr. Bedell made a motion to approve the module and authorize Ms. Love to sign and execute on their behalf. Mrs. Skiptunas seconded, and the motion passed 4-0.

OLD BUSINESS

Zoning Ordinance Review – Article IV Conservation by Design as provided by John Affriol, P.E.

Ms. Love and Mr. Affriol provided a presentation by Growing Greener, showing the differences between traditional development layouts and the same using Conservation by Design. Several different projects from Pennsylvania, Delaware, and Florida were shown, protecting woodlands, streams, and creating open spaces. The designs vary depending on the density created. The ordinance revision Mr. Affriol provided, has only neutral density and enhanced density, as did our previous ordinance.

The tables within the proposed Ordinance were discussed. Under the neutral density, Single family Detached dwellings without public water or sewer allows 20,000 s.f. lot size, which appears not to be sufficient for the house, on-lot septic, well and all improvements. The members agreed 30,000 s.f. is more reasonable.

Multi-family dwellings will not be permitted without public water and public sewer.

The model ordinance allows for some architectural design requirements. The members would like a paragraph within the Ordinance that encourages the architectural style to be applied consistently to residential, commercial and institutional uses throughout the development in order to create an architecturally cohesive community.

Dr. Bedell and Mrs. Skiptunas requested the Cryptocurrency and Data Mining and want the information to be more generic to data centers rather than cryptocurrency.

Ms. Love updated the members on requests made by River Ridge Hills to create off-street parking lots, a community building, a maintenance building and a dog park.

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

Respectfully submitted,
Monica Love
Zoning Officer