

**LOWER WINDSOR TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
SEPTEMBER 17, 2025**

The Lower Windsor Township Planning Commission held its regular workshop meeting in person at the Municipal Building located at 2425 Craley Road, Wrightsville, PA 17368. Hollis Bedell called the meeting to order at 6:26 p.m. Also present were Planning Commission member Kelly Skiptunas, Zoning Officer Monica Love, Permit Assistant, Andrea Hodge, and Supervisor Barry Strayer. Marzena Wolnikowski, Becky Pfeiffer, and Rachel Sollenberger were absent with prior notice. Without a quorum, these minutes are not official.

All attendees pledged allegiance to the flag.

PUBLIC COMMENT

None

NEW BUSINESS

OLD BUSINESS

Zoning Ordinance Review – the members reviewed the Industrial District; currently the lot size for Industrial zoned land is only 40,000 s.f. without water or sewer. The members agreed that the minimum with both should be 40,000 s.f. minimum. The minimum area of an Industrial lot with one utility should be 80,000 s.f. and with no public utilities should be 3 acres minimum. The minimum lot width required for a lot in the I district should be 200 feet. With public water or public sewer 250 feet is required, and with neither it should be 250 feet. The coverage at 85% is adequate.

The existing building setbacks for the Industrial District are the same as that required within the Ag district. The members agree 50' setbacks are adequate for all.

The height of buildings at 45' principle and 25' accessory are adequate as is.

Some discussion circled around the data center requirements we've added to the Zoning Ordinance and the timing for its adoption. Having it as a stand-alone Ordinance was discussed.

The Temporary Recreational Dwelling, a section was added to allow for someone to visit and stay in their RV. The RV can be parked in the driveway, or in the side or rear yard, but for no more than 15 days, and must.

There being no additional business, the meeting was adjourned at 7:23 p.m.

Respectfully submitted,
Monica Love
Zoning Officer