

WINDSOR TOWNSHIP BOARD OF SUPERVISORS
SPECIAL MEETING

April 9, 2024

1. The Special meeting of the Windsor Township Board of Supervisors was called to order at 1:05 p.m. by Chairperson Kathy Kerchner.

Those present: Kathy Kerchner, Kim Moyer, Rodney Sechrist, Jennifer Gunnet and Kipp Allison. See the attached list of citizens present.

2. The Pledge of Allegiance was cited.
3. Fee Schedule – Increase to Subdivision/Land Development plan submission fees – Mr. Allison displayed a spreadsheet listing some recent commercial and residential developments and the fee that would have been charged using the fee schedule from Springettsbury Township. It was agreed that the fees used by Springettsbury Township would not be acceptable. Mr. Allison suggested that a cap on fees could be established. It was noted that invoices for plan review from the Township Engineer are paid by the Township and then billed out to the property owner. Mrs. Gunnet advised that the fees for plan review have been the same since 2011.

Ms. Kerchner asked Mr. Allison how much time does it take to review a plan. Mr. Allison advised that he does not track the time it takes to review plans. He added that a recent reverse subdivision plan took him approximately 8 hrs. to review due to having to go before the Zoning Hearing Board.

The Board noted that they didn't want builders/developers to go elsewhere due to costs involved for plan review. They felt that existing residents should share in the costs for plan reviews as well as new residents. Mr. Gebhardt advised that since the fees are the same since 2011 that they need to be increased. He added that if people want to be in this community, this is the fee.

Mr. Davidson advised that there should be an inflationary increase. The internet was checked to determine what \$300 in 2011 would be today due to inflation. The answer is \$419.86. Mr. Davidson asked how York Township handles plan reviews. Mr. Allison advised that they use their engineer to review plans and the Zoning Officer does more of the administrative tasks.

Ms. Kerchner advised that the Board is in agreement that the fees need to be increased. She requested that going forward Mr. Allison track his time spent on plans. Once that has been done, we can revisit this.

Mr. Moyer advised that he had heard from residents that amendments are needed to the Zoning Ordinance such as impervious coverage for small lots and the size of accessory buildings. He added that maybe more land should be rezoned to Commercial and/or Industrial. Mrs. Gunnet advised that a revision of the Comprehensive Plan would be needed if substantial land is proposed to be rezoned. She noted that this will be a topic for discussion of the 2025 Budget.

A draft Fee Schedule resolution is to be provided to the Board but not necessarily at the April 15th meeting. It was noted that changes to the fee schedule are approved by resolution. A new resolution could be approved each month if necessary.

4. Proposed Solar Ordinance – Mr. Allison gave background information on solar energy systems. He noted that Atty. Dillinger has extensive knowledge from both the private side as well as municipal side regarding this topic.

The draft before the Board has been prepared with the assistance of Atty. Dillinger. It has also been reviewed by the Windsor Township Planning Commission. The Planning Commission suggested various changes that are shown as a highlight.

The ordinance addresses two (2) types of solar energy systems: Accessory Solar Energy Systems (ASES) and Principal Solar Energy Systems (PSES). Mr. Allison noted that roof top and ground amount arrays on residential properties are considered ASES and are handled through the Building Permit process and will not change going forward.

It was suggested by Atty. Dillinger that an overlay be created. The overlay would establish an area where solar energy systems could be located. Mr. Allison displayed a map of the Township showing the parcels color coded by size and the location of electric transmission lines. He noted that solar energy systems are typically located within two (2) miles of high voltage transmission lines. All of Windsor Township is within two (2) miles of high voltage transmission lines. He also noted that the slope of the property affects the arrangement of solar panels. A map was distributed which indicated areas where the slope would not be favorable for solar panels. The next step was determining where solar energy systems could be located. This involved the elimination of areas where public utilities are provided. In the end, the overlay area would be located in the eastern side of the Township.

The Planning Commission comments were discussed. The proposed maximum height of the ground-mounted ASES and PSES is 20 ft. It was the consensus of the Board that this was too high.

Another comment was the setbacks for both. It was noted that the setback for PSES should be based on the height of the panels. This would not be out of the ordinary as this same setback determination is used for other improvements.

The height of the fencing around the solar energy systems and whether there should be screening was discussed. It was felt that the height requirement in the Federal regulations should be used. As for screening, the requirement should be removed as it is difficult to enforce the replanting of trees or the replacement of slats in the fencing.

The next comment dealt with the width of the access drive and internal service roads. The draft proposes 22 ft. wide for both. The Board indicated that they are agreeable to a narrower width as long as it was wide enough to ensure access by emergency vehicles.

5. Discussion – Zoning Ordinance amendments:
 - Due to Solar Ordinance - Mr. Allison advised that an amendment would be needed to the Zoning Ordinance to include the definitions listed in the Solar Ordinance and to refer interested parties to the Solar Ordinance.
 - Roadside Stands – There was discussion on the possible changes that were mentioned at the March Board meeting. The Board was agreeable with the suggested changes.
6. There was no public comment.
7. There were no Supervisor comments.
8. The meeting adjourned at 3:36 p.m.

Respectfully submitted,

Jennifer L. Gunnet
Secretary

CITIZENS PRESENT

April 9, 2024

Dennis Klinedinst

John Krantz

Gary LaTulippe

Seth Davidson

Andrew & Annette Gebhardt

Red Lion Municipal Authority

Red Lion Municipal Authority

Red Lion Municipal Authority

225 Manor Rd., Red Lion

2009 Black Oak Dr., Red Lion