



Lower Windsor Township's Comprehensive Plan

December 14, 2021

Planning document that guides development is almost 20 years old

YORK, Pa. (Dec. 14, 2021) – At 292 pages, [the Lower Windsor Township Comprehensive Plan](#) is an impressive and thoughtful document. But, at almost 20 years old, it also may be outdated in some respects, especially when it comes to industrial zoning.

Comprehensive plans serve as the community's primary tool for guiding and directing new development and providing public services and community facilities.

The plan that Lower Windsor Township adopted in July 2002 sets aside only 1.5% of land area for industrial uses, all of it in the Township's northwest corner, where Modern Landfill also sits. The landfill takes up most of the space.

| <u>Land Use</u> | <u>Approx. Area in Acres</u> | <u>Percent of Total Land Area</u> |
|-----------------------|----------------------------------|---------------------------------------|
| Agriculture | 13,073 | 81.5% |
| Village | 1,685 | 10.5% |
| Residential | 880 | 5.5% |
| Industrial | 248 | 1.5% |
| Waterfront Recreation | 152 | 1.0% |
| Total | 16,038 | 100% |

But a lot can change in two decades.

In December 2020, Lower Windsor Township supervisors voted to end negotiations with Modern Landfill over a new host agreement for a proposed expansion. At current acceptance rates, Modern Landfill only has four years of life remaining.

If the landfill closes, Lower Windsor Township loses much of its zoned industrial area. What's the plan then?

The comprehensive plan acknowledges that even though this area is small, it contributes greatly to the "well-being of the Township by diversifying its economy and providing valuable employment opportunities," [as noted on Page 105](#):

Industrial

Lower Windsor Township's industrial uses are located in the northwest corner of the Township, including the large Modern Landfill site that encompasses 216 acres. This area, although relatively small with one and one-half percent (1.5%) of Township land area, is suitable for a wide range of industrial activities that contribute to the well being of the Township by diversifying its economy and providing valuable employment opportunities. Land use regulations

The reality is that Lower Windsor Township has been able to keep its industrial zone so small for so many years **because** of the landfill. Imagine how large a new industrial zone would have to be to generate the taxes and fees that Modern Landfill pays.

Lower Windsor Township already has admitted that without Modern Landfill, residents will pay to make up the lost revenue or endure a reduction in services.

Local elected leaders rely on the [comprehensive plan](#) to help them preserve the Township's "rich heritage as a safe, family-oriented, small town and farming community," while also seeking the "private investment needed to maintain and grow a healthy, viable and prosperous community."

But based on recent actions, combined with the potential lost land for industrial use, that long-term vision no longer matches the long-term plan.

Learn more at <https://modernlandfillpa.com>.