

**Wrightstown Township Planning Commission Meeting
November 11, 2021**

The Wrightstown Township Planning Commission met on November 11 2021 at the township meeting room. In attendance were Joseph Conroy, Mike Hoy, Mark Halderman, Ed Rushing, Jane Magne, Vicki Kushto

Call to Order:

Joseph Conroy called the meeting to **ORDER** at 7:31 pm.

Approval of Minutes:

- The minutes from 10.28.2021 were tabled. At that time there was not a quorum. A quorum was achieved before new business.

Public Comment

- People were in attendance, but there was no comment at that time

New Business:

- **Land Development Application Middletown Grange**

Present was: Joe Blackburn Esq., representative from Dynamic Engineering Consultants, Scott Dengler, President of the Grange

Joe Blackburn with the help of the Engineer along with Scott discussed the development plans, which were preliminary and final. As the discussions progressed it was recognized by all parties that the submitted plans were in flux needing change: example the need now for a NPDES permit since the ground disturbance was more than submitted on the plan. The retention pond was being enlarged

A formal letter requesting design waivers from the Wrightstown SALDO was handed out from Dynamic Engineer Consultants. This document is dated 11.11.2021. The PC members did not have a chance to review prior to the discussion.

Concerns from the PC members were:

1. Impervious Surface Calculations
2. Parking spaces and where are they located
3. How will the parking spaces be denoted
4. Lighting to ensure safety
5. Traffic patterns with the proposed building for other event such as the Fair. The exit on Worthington Road may need to be used more.
6. The **Use** of one of the proposed building is athletic. This is not agricultural and should require a sprinkler system. Building is constructed with wooden pillars and roof trusses, similar to the other building recently constructed, occupied with People
7. The other building would be used for storage, does that include storage of Boats, RVs, etc.
8. The submitted plan are not the preliminary and final plans being revised.

Concerns from the Public

1. Neighbors expressed their concern regarding parking next their prosperities. This was address to the satisfaction of the neighbors
2. Traffic at the corner of Penns Park and 413 gets stacked.
Although traffic at time is a problem, the PC members felt that the Middletown grange is not a significantly cause of the traffic situation.

Conclusion: The recommended approval with the above concerns being mutually resolved by both the Township engineers, code enforcement officer and the Dynamic Engineering Consultant, finally to the satisfaction of the BOS.

Old Business:

- Fire works were again discussed with the thoughts of limiting the display hours and days. At the next meeting a recommendation will be given to the BOS
- Noise was briefly discussed after reviewing Ordinances from other Towns. Ed will take the lead and give a global overview for the PC's continuing discussion
- 10 year plan was not reported on; there was no Jointure Meeting

Adjournment:

- A motion was made and seconded to adjourn the meeting which was unanimously passed

Respectfully Submitted,

Joseph Conroy