

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF WORK SESSION OF DECEMBER 13, 2021**

The Wrightstown Township Board of Supervisors Work Session was called to order at 5:00 PM on December 13, 2021 by Chair Chester S. Pogonowski at the Wrightstown Township Municipal Building, 2203 Second Street Pike, Wrightstown, PA. In attendance were Vice Chair Jane B. Magne (by Zoom video), Treasurer Robert Lloyd, Township Solicitor Vicki Kushto and Township Manager Joseph F. Pantano.

BUSINESS

A. Land Development Discussion for the Country Store, 557

Durham Road. Property owner Eric Kretschman and Engineer Steve Kline were present to discuss a concept plan for the property at 557 Durham Road. The 33,048 square foot parcel has three existing structures: the main building which includes two stores and a residential apartment, a second building which is presently residential use and a garage that has fallen into disrepair. The plan is to eliminate the residential uses of the property and have only retail sales. Engineer Kline presented plans showing existing conditions and what is proposed. There was discussion of site access, traffic circulation, impervious surface coverage, parking, site lighting and stormwater management. Stormwater control had not as yet been designed. However, the developer will meet all stormwater ordinance requirements. Only 15 parking spaces are proposed, as opposed to the required 35 spaces. Five spaces will be for employee parking. The Board asked about the septic system and its condition. The engineer indicated there are existing holding tanks and plan to continue use of the tanks. There was discussion of the relief they may need from the zoning requirements. At this point, it appears they will need a use variance, an impervious surface variance, a parking variance and a variance for a covered porch. The applicant will proceed with preparing and submitting a zoning application for the project.

B. Middletown Grange Pole Building Land Development. Attorney Joe Blackburn and Engineer Justin Geonnotti from Dynamic Engineering were present to represent the Middletown Grange, 576 Penns Park Road. The applicant proposes to install two 10,500 cubic feet pole barns, one for athletic use and the other for storage. The total property presently consists of 49 acres with agricultural and athletic uses. The new buildings are not expected to increase the intensity of use. There was discussion on impervious surface, outdoor lighting, sprinkler system and stormwater

management. Placement of the buildings, as well as changing some stoned areas from impervious to pervious, should result in no increase in impervious coverage. The fields and the buildings will not be lighted, except for security lighting. The applicant will comply with regulations relating to sprinkler systems and fire safety. The applicant's engineer discussed the review letter from CKS Engineers. They will comply with all comments, except those related to waivers being requested. Engineer Geonnotti reviewed the ten waiver requests. The applicant will revise the plans based on the discussion and resubmit.

C. Sullivan Façade Renovations. Mike Sullivan was present to discuss his request to change a façade on his barn. Presently there is a façade easement on the building requiring the Board of Supervisors to approve any changes. First, he would like to permanently remove the existing skylight. The skylight leaks and Mr. Sullivan has been unsuccessful in having the leaks repaired. Secondly, he would like to raise the elevation of a section of the building in order provide additional indoor space. He would also like to add a barn door where there had been an existing door in the past. He reviewed the elevation drawings with the Board describing the changes from different angles. The new roof line will have the same slope and blend in with the existing roof line. Zoning officer Ted middleman indicated he would need building plans and construction drawings in order to issue a permit. Solicitor Vicki Kushto will work with Mr. Middleman to properly document the approval for the change in the façade. The Board approved the request subject to receipt of all required paperwork.

D. Agenda of January 3, 2022. The agenda was reviewed and discussed.

SOLICITOR'S REPORT

There was none.

SUPERVISORS' COMMENTS

There were none.

MANAGER'S REPORT

There was none.

EXECUTIVE SESSION

There was no executive session.

ADJOURNMENT

On a motion by Treasurer Lloyd, seconded by Vice Chair Magne, all voted to adjourn. The meeting was adjourned at 6:26 PM.

Respectfully Submitted,

Joseph F. Pantano
Township Manager