

Wrightstown Township Planning Commission Meeting
April 14, 2022

The Wrightstown Township Planning Commission met on April 14, 2022 at the township meeting room. In attendance were: Joseph Conroy, Mike Hoy, Scott McBurney,, Mark Halderman, Steve Marcel, Eric Stevens ,Jane Magne, Vicki Kushto

Call to Order:

Joseph Conroy called the meeting to **ORDER** at 7:36 pm.

Public Comment

- There were no public attendance

Approval of Minutes:

- The minutes from 3.23.2022 were approved

New Business:

- 554 Mud Road ZHB Application
 - In attendance: Adam and Marci Barrows owners
Dan Lyons Attorney
Scott Mill Engineer
 - A presentation included overall aspect of the property and it slopes
Use for the one story house for their In- Laws
The tennis courts, fence and lights would be removed
A portion of the tennis court would be utilized for the pad site
No basement
The proposed patio would be on the adjacent sliver of an adjacent parcel
own by them but not united with the main parcel
The presenter showed a house plan, which would be similar in size, but
not exactly what would be build.
The façade would be different than the photo, but in keeping with the
primary structure
 - Discussion:
 - Size of the house
 - Height of the house
 - Septic and water
 - Plant screening

- Motion was by Scott and Steve seconded to recommend with the following conditions: The vote by the PC members was unanimous
 - Appropriate Pa native plant screening
 - Septic system
 - Size of the house 1,000 sq ft or less
 - Height 20 feet max
 - Plans for runoff control
 - Keeping the house façade in characteristic with the primary dwelling and neighborhood
- Ordinances
 - Fire works
 - Minor change suggested to better define burn ban. The burn ban is related to the fire works and not universal
 - Red Flag day (Burn Ban) should be posted on the township website

The motion for recommendation was made by Scott and seconded by Eric. The vote by the PC members was unanimous.
 - Noise
 - The proposed ordinance was reviewed

The motion for recommendation was made by Scott and seconded by Mike. The vote by the PC members was unanimous
 - Non-Conforming Building
 - Vicki gave a review of the ordinance

The motion for recommendation was made by Steve and seconded by Scott. The vote by the PC members was unanimous.

Old Business:

- 10 Year Plan
 - The proposed plan will be distribute in the near future with a meeting date. The meeting will occur on the regular schedule meeting date of the Jointure PC
 - Alternative Energy (each of these topics will have further discussions)
 - Charging Stations was discussed regarding under what conditions and in what zoning areas should public charging be allowed
 - Solar with battery Backup deferred to next meeting
 - Wind with battery Backup deferred to next meeting
 - Geothermal deferred to next meeting
 - Having the house position on the site for maximum efficiency
- Tiny Houses
 - Size of the house: Tiny less than sq ft 400 with Small house less than 1,000 sq feet

- Tiny house on wheels would be considered an RV
- Is this an accessory use or what?
- Where would these home be allowed?

PC members volunteered to gather further information:

Ed Rushing	Charging Stations
Scott McBurney	Solar and Geothermal
Mike Hoy	Wind
Mike Hoy	Tiny Houses

Adjournment:

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

Additional Topic for discussion

- Abandoned Structures
- Marijuana Dispensaries/ Growing
- Trees in the right of way near wires

**Respectfully Submitted,
Joseph Conroy**