

## **Wrightstown Township Planning Commission Meeting February 13, 2025**

The Wrightstown Township Planning Commission met on February 13, 2025 at the Wrightstown Township Meeting Room. Members in attendance were: Scott McBurney, Ed Rushing, Joseph Conroy, Dave Reed, and Michael Hoy. Also in attendance was: Jane Magne, Vicki Kushto, Meredith Salisbury, Stacy Cradell, and Valerie Liggett

### **1) Call to Order**

The Meeting was called to Order at 7:32 PM

### **2) Reorganization**

- **Nominate and elect Chair**
  - A motion was made, seconded and voted unanimously for Joseph Conroy to be Chairman
- **Nominate and elect Vice Chair**
  - A motion was made, seconded and voted unanimously for Scott McBurney to be Vice Chairman

### **3) Public Comment**

- No public comment

### **4) Approval of the November 14, 2024 Minutes.**

- A motion was made, seconded, and voted unanimously for the approval of the minutes from the November, 14th 2024 meeting without any changes

### **5) Old Business**

### **6) New Business**

- **Land Development Applications**
  - **130 Pine Lane Subdivision Application** was discussed. The project's engineer, Nick Rose was present. The original lot is being subdivided, creating one additional lot for future development. Members of the Planning Commission raised concerns about the waivers being requested, specifically the buffering requirement being deferred to the time of development. There were also concerns raised about the applicants decision to propose open space along the rear of lot 2 to make up for the insufficient lot area in lot 1. A motion was made, seconded, and voted unanimously to not recommend approval to the Board of Supervisors

- **1181 & 1193 Swamp Road Lot Line Change** was discussed. The project's engineer, Adam Sowers was present. They are proposing to transfer 1.5 acres from 1193 Swamp Rd to 1181 Swamp Rd. The Planning Commission reminded the applicant that by making 1193 Swamp Road smaller the lot would have a smaller building envelope and a lower amount of allowed impervious surface. A motion was made, seconded, and voted unanimously to recommend the lot line change to the Board of Supervisors.
- **Billboard Ordinance** was discussed and edits and additions by the jointure were explained by Vicki Kushto. A motion was made, seconded, and voted unanimously to recommend the updated version as is to the Board of Supervisors.
- **Zoning Hearing Board ordinance** was discussed. The ordinance updates the Zoning Hearing Board ordinance to comply with the MPC. Vicki Kushto explained the ordinance to the Planning Commission. A motion was made, seconded, and voted unanimously to recommend the ordinance to the Board of Supervisors.

## 7) Further Discussion

- **Impervious surface/storm water management** The Planning Commission discussed impervious surface and how it relates to MS4. They brainstormed how they would like to work with the Township consultants to come up with a directive for minimizing runoff and planning for residents' desires for more impervious surface.

## 8) Adjournment

- A motion was made, seconded, and unanimously voted on to adjourn the meeting at 8:33PM

Respectfully Submitted  
Meredith Salisbury