

Wrightstown Township Planning Commission Meeting
August 27, 2020

The Wrightstown Township Planning Commission met via Zoom on August 27, 2020. In attendance were Joseph Conroy, Allen Masenheimer, Steve Marcell, Steve Vance, and Eric Stephens. Also, in attendance was Jane Magne, Township Supervisor Liaison, EAC members Robin Hoy and Jason Funk, and Mark Sarson, Code Clerk.

Call to Order:

Joseph Conroy called the meeting to **ORDER** at 7:30 pm.

Approval of Minutes:

Motion by Conroy and seconded by Marcell, the minutes of August 13, 2020 were approved 5-0.

New Business:

- A. ZHB Application for 861 Cherry Ln, Jamison Construction
 - a. Nick Albert (Jamison Construction) was present to address questions.
 - b. He was previously before the PC at the March 12, 2020 meeting.
 - c. He presented a revised building plan that only requires a height variance.
 - d. The existing dwelling footprint is to be used.
 - e. The PC asked if he had spoken with his neighbor to minimize the nonconformity of the property.
 - f. The PC is going to remain neutral on this ZHB application.
 - g. A motion by Conroy seconded by Marcell and approved 5-0 to recommend that the applicant move forward with talks with the neighbor to possibly lessen the nonconformity.
- B. Tiny Homes
 - a. It was discussed that this is a form of affordable housing.
 - b. Conroy will follow up with Ted Middleman about potential zoning issues.
- C. Short term rentals
 - a. AirBnBs are not being looked at by the Jointure at this time.
 - b. The PC reviewed the proposed Ordinance to Amend Definition of 'Family'.
 - c. Motion by Marcell seconded by Stephens and approved 5-0 to recommend the changes to the definition of family.

Old Business:

- A. Trees, shrubs and other nature ways to decrease bio-nutrients from ground water runoff into streams
 - a. Members of the EAC joined in this discussion.
 - b. Townships will be required by 2022 to reduce their stormwater runoff by 10% under MS4 guidelines.

- c. Ideas for reduction include increasing buffering along creeks and increasing areas of uncut vegetation.
- d. Question as to how under MS4 the decrease in runoff is to be measured.
- B. Follow up on: **TABLED (follow up by Mark Halderman at a later meeting)**
 - a. Fire Works
 - b. Storage Tanks
 - c. Property maintenance around RR and Right of Ways

Adjournment:

Motion by Marcell and seconded by Vance to adjourn at 8:59 pm.

Respectfully Submitted,

Mark Sarson