

**Wrightstown Township Planning Commission Meeting
July 23, 2020**

The Wrightstown Township Planning Commission met via Zoom on July 23, 2020. In attendance were Joseph Conroy, Allen Masenheimer, Steve Marcell, Mark Halderman, Steve Vance, Eric Stephens and Scott McBurney. Also, in attendance was Jane Magne, Township Supervisor Liaison and Mark Sarson, Code Clerk.

Call to Order:

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

Approval of Minutes:

Motion by Marcell and seconded by Vance, the minutes of July 9, 2020 were approved 7-0.

Old Business:

The PC reviewed the final version of the Convenience Store with Gas Pumps Ordinance and with no further questions, a motion by Marcell and seconded by McBurney, to recommend the final version of the Ordinance to the BOS. The motion was approved 7-0.

After discussing township lighting at the last meeting the PC derived five goals they would like the BOS to adopt. The PC would like to use the industry standards for lighting, the angles of lights shall be set at less than 85 degrees, lights shall be dimmable, lights shall create no glare and lights shall be measured at 3000 lumens or less. The temperature of LED lights should be less than 3,000K. Inspections should be done by a third party with the proper equipment and training. Motion by Conroy and seconded by Halderman, to recommend the lighting goals to the BOS. The motion was approved 7-0.

New Business:

The WTPC heard a ZHB application from Sam Smith at 157 Pine Lane. Smith is seeking a variance for a propose garage. He wishes to locate the building in such a way as not to disturb a large oak tree.

The commission inquired about the use of the garage, drainage fields for the septic system, proposed stormwater management for site, foundation of garage and what is the hardship that is required for this variance. Outdoor lighting was also asked about.

Smith answered for his stormwater management by saying he has dry wells located on the property behind the proposed garage.

Motion by Masenheimer and seconded by Marcell and approved 7-0 for the applicant to locate on his property the laterals coming off his septic distribution box and how far they run in his rear yard. Once located it would give a better idea of where to locate his garage as not to impinge upon his septic field.

The WTPC discussed fireworks. The PC is concerned about the unwelcome noise and danger that comes from fireworks. It is the desire of the PC to limit the usage of fireworks up to the

legal limit and to insure a safe and quite community. The PC wishes not to take the fun away but to remove any nuisance fireworks may cause. Halderman has agreed to check into the legal issues surrounding this matter. He will report back to the PC during the August 13, 2020 meeting with his findings.

Marcell gave a presentation of fuel storage. The presentation was emailed to members prior to this meeting. The material was shared in response to questions raised by the proposed Convenience Store with Gas Pumps Ordinance.

The EAC will be invited to an upcoming meeting to discuss trees, shrubs and environmental issues.

Adjournment:

Motion by Masenheimer and seconded by McBurney to adjourn at 9:24 pm.

Respectfully Submitted,

Mark Sarson