

**Wrightstown Township Planning Commission Meeting**  
**March 12, 2020**

The Wrightstown Township Planning Commission met on March 12, 2020 at the Wrightstown Township Building, 2203 Second Street Pike, Wrightstown, PA. In attendance were Joseph Conroy, Allen Masenheimer, Steve Marcell, Steve Vance, Eric Stephens and Scott McBurney. Also in attendance was Jane Magne, Township Supervisor Liaison, Cindy VanHise, Township Engineer and Mark Sarson, Code Clerk.

**Call to Order:**

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

**2020 Reorganization of the Planning Commission:**

Joseph Conroy was nominated and accepted to be Chairperson; approved 4-0. Ann Mark was nominated to be Vice-Chairperson; approved 5-0.

The PC introduced the newest member, Scott McBurney.

**Approval of Minutes:**

**Motion** by Vance and seconded by Masenheimer, the minutes of October 24, 2019 were approved 5-0.

**Old Business:**

There was no old business.

**New Business:**

Before the PC was a ZHB Application for Blue Street Properties, LLC. Applicants are seeking a variance to install a Use H-5 accessory building within the CM zoning district which is a residential zoning district. The address of the property is 2324 Second Street Pike. Property is in two zoning districts, CM and VC1. Questions were directed to the applicant as to why they installed the building. The building was constructed last year without any permits being issued. It was recommended 6-0 for the applicant to revise their current plans to the satisfaction of the Township Engineer and for the applicant to satisfy the items in a letter from CKS dated 8/30/19 before going forward.

Before the PC was a ZHB Application for Nicholas Albert/Jameson Contractors at 861 Cherry Ln. The applicant is requesting a variance for setbacks on an existing, non-conforming lot. The current dwelling is in disrepair. Applicant wishes to construct new home that is over the allowed setbacks. The lot is also undersized for the CM zoning district. After discussion, motion by Vance, seconded by Masenheimer it was approved 6-0 to recommend the ZHB application to the Board.

A review of a proposed ordinance to amend the definition of "Family" in the JMZO was done by the PC. A motion to recommend this change was approved 6-0.

A review of proposed ordinance to define and provide for a motor vehicle fueling station and convenience store use was done by the PC. Discussion began on this topic and will conclude at the next PC meeting. No recommendations given at this time.

**Chairperson Update/Comments:**

Chairperson Conroy spoke about the JMZO comprehensive plan and went over a proposed JMZO resident survey.

**Adjournment:**

**Motion** by Vance and seconded by Stephens to adjourn at 9:37 pm.

Respectfully Submitted,

Mark Sarson