**Wrightstown Township Planning Commission Meeting**

**March 11, 2021**

The Wrightstown Township Planning Commission met via Zoom on March 11, 2021. In attendance were Joseph Conroy, Eric Stephens. Scott McBurney, Mark Halderman, Ed Rushing. In addition, in attendance were Jane Magne, Township Supervisor Liaison, and Chester Pogonowski as zoom meeting facilitator, Ted Middleman and Vicki Kushto

**Call to Order**:

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

**Approval of Minutes:**

* A motion was made and seconded to approve the minutes of 2.25.2012 minutes. The minutes were approved unanimously

**New Business:**

* **SALDO** Wood Property Cherry Lane and Park Avenue

In attendance for the Property owner were Joseph Blackburn Esq., Ron Cummingham and Jon Feinleer, and Stacey Yoder from Boucher & James. The site is a 19.21 ac tract with steep slope, floodplains, streams, wooded areas, and agricultural soils. The proposed plan divides the tract into 3 lots with 3 private houses. CKS engineers letter was reviewed. Joseph Blackburn agreed to all except 4 for which is asked for a waivers. (Section 22-404.2.1, Section 22-507.3, Section 22.515.5.1, Section22.518.6). A discussion regarding storm water management, tree preservation, buffering, maintenance agreements for the water management, house orientation to maximize the energy efficiency were the key main points of the discussion. Joseph Blackburn agreed that the property would have 20% less than current runoff. It was stressed that the homebuyers of these lots need to be aware and fully understand their obligation to maintain the storm water management system(s) on their lot. Public Comment stressed the importance of storm water management, preserving trees. Other comments that that are and the adjacent land are very soggy.

A motion was made to pass this final SALDO plan to the BOS with the following recommendations: 1) Augmented buffering between the adjacent neighbors, 2) Ensure proper storm water management, 3) Enforceable maintenance agreements understood by each of the new home owners, 4) No further subdivision of the these lots, 5) Orient each house for maximum energy efficiency. This motion was seconded and approved with one member voting nay.

* **ZHB application** First National Bank & Trust is asking the ZHB for a variance add an additional sign on Windy Bush Road. Theresa Freni from Image One Industries represented First National Bank& Trust**.** The proposed sign would be a standalone constructed on the lawn by the current driveway entrance; enabling better visibility from the 413 and Windy Bush. The bank building was constructed in the late 60’s with two large separate signs: one attached to the building over the main entrance door and the other adjacent to the first, but on eastern front corner. There is also another small directional signs at the entrance to the parking lot. Multiple street views of the current signage and the proposed were taken from 413, Windy Bush Rd, and 2nd Street Pike. PC members were not sure that the additional sign would help, since the cars traveling at the speed limit going either north or south on 413 would not have time to see the sign on Windy Bush Rd (band location). It was suggested that the existing signs perhaps could be refurbished, giving the signs better visibility. The PC member unanimously recommended to the BOS to look at an alternative the proposed sign and the need for a variance. There were no public comments.

**Follow up on:**

* Nuisance Ordinance was tabled for this meeting
* 10 Year Comprehensive plan was tabled for this meeting

**Public Comment:**

* No public comment was made.

**Adjournment:**

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

Respectfully Submitted,

Joseph Conroy