

Wrightstown Township Planning Commission Meeting
April 22, 2021

The Wrightstown Township Planning Commission met via Zoom on April 22, 2021. In attendance were Joseph Conroy, Eric Stephens, Scott McBurney, Mark Halderman, Ed Rushing, Steve Marcell, and Steve Vance. In addition, in attendance were Jane Magne, Township Supervisor Liaison, and Chester Pogonowski as zoom meeting facilitator, and Vicki Kushto.

Call to Order:

Joseph Conroy called the meeting to **ORDER** at 7:32 pm.

Approval of Minutes:

- A motion was made and seconded to approve the minutes of the 3.11.2021 meeting. The minutes were approved unanimously.

New Business

- **Variance 853 Cherry Lane Zoning Hearing Board Application** In attendance was the property owner James Frey. He is seeking a variance to expand a non-conforming structure, extend the building height from 11'1" (existing) to 12'10" (proposed). James Frey explained that there is not enough pitch in the existing roof to put a shingle on it and have a shingle company warranty the shingle. He went on to say that no bedrooms will be added upstairs and that it will remain a rancher.

A discussion about the nature of the application and the intended use of the property commenced. The Planning Commission inquired about who will live there, the use of the proposed garage, septic system, buffering, how the neighbors feel about it, and about a grading plan.

Steve Vance asked about a possible discrepancy on the plan. He asked about the difference between the measurement labeled building height vs the measurement labeled building height above grade. James Frey explained that it has something to do with average height, but that his architect will be able to explain it better at the board meeting.

James Fray concluded this discussion by explaining that his hardship is that he needs to put a shingle roof on the house to meet code and he cannot get a shingle company to warranty a shingle unless the pitch is corrected by raising the roof.

The commission then took public comment where one audience member attempted to comment but was unable to unmute themselves. Vicki explained to

the audience member that they would have another opportunity for public comment at the board meeting and at the Zoning Hearing Board hearing.

A motion was made to recommend with the comments discussed. The motion was seconded and the motion passed unanimously.

- **Lighting Ordinance**

The planning commission discussed the proposed changes to the Lighting Ordinance regarding LED lights. They discussed the scope of the changes and questioned whether the changes should pertain to new residential construction as well? Joe Conroy made a motion to add new residential construction to the scope of the ordinance. Ed Rushing seconded the motion. Eric Stephens raised a concern about the limiting of the brightness of the LEDs for residential properties. The commission took a vote and voted 4 to 3 to approve the motion. Steve Vance clarified his “nay” vote by explaining that he likes the revision as it is for the scope that it covers and believes that a separate one for residential should be discussed at a later date.

Old Business

- **Nuisance Ordinance Discussion:** The commission revisited the list of nuisance ordinance that the planning commission have been working on. They discussed removing anything from the list that has a state or national law that would cover it. Vicki explained the state firework law to the commission and answered questions about it. An audience member asked for the items on the nuisance ordinance. The planning commission read aloud the items currently on the list of nuisances. Another audience member asked about how the nuisances would be measured or enforced. The commission explained that they were not at that stage of the planning yet and were still working on the list.

Adjournment

Meeting adjourned at 8:48pm