

**WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION
MINUTES OF MEETING OF JANUARY 27, 2005**

The Wrightstown Township Planning Commission met on Thursday, January 27, 2005 in the Community Room of the Village Library, Penns Park Road, Wrightstown, PA. In attendance and voting were: Frank Davis, Chairman; John Fowler, Dennis Keating, Robert Lloyd, Ann Mark and Norman Sommer, members. Also in attendance were Mario Canales of Pickering Corts and Summerson, Township Engineer and Rick Tralies of Boucher and James, Township Planner.

Call to Order: Mr. Davis called the meeting to order at 8:00PM.

Approval of the Minutes: Mr. Fowler asked that the minutes of January 13, 2005, page 5, paragraph 10 read, "...Mr. Canales said that DelVal Soils did not find any wetlands adjacent to the Varga property. Mr. Fowler questioned whether the south side of lots 10 and 11 might be wetlands. He provided photographs and asked that they be attached to the minutes". (attached).

Mr. Fowler then asked if this area could be revisited to check for wetlands.

Mr. Fowler moved to accept the minutes of January 13, 2005, as amended. Mr. Keating seconded and the motion passed 4-0-2, with Messrs. Davis and Lloyd abstaining.

Picard Subdivision Preliminary Plan: Mr. Nick Rose of Pro-Tract Engineering was in attendance to discuss the preliminary plan for the Picard Subdivision. Mr. Rose said that this property, in the CR-2 Zoning District, is bounded by Rte 413 and Pheasant Lane. He said that the entrance would continue Lark Lane. He noted that since he had last presented the plan the road had been reconfigured so that lots are at least 46,000 square feet, and there are no driveways on Rte 413. There are to be four homes on the tract. He asked the Commission to review the Pickering Corts and Summerson letter of January 3, 2005 and the Boucher and James letter of December 23, 2004.

The Commission reviewed the waivers requested. The Commission agreed to support the first waiver, to change the scale of plans. The second waiver is no longer applicable, as the plans no longer have driveways along 413, and Lark Lane will be reconstructed.

The Commission discussed the request for a waiver for a 20 ft. cartway on Lark Lane. Mr. Davis expressed concern that a 20-foot cartway would not allow sufficient room for emergency vehicles to turn around. He noted that the fire marshal had not made any comment about this. He also noted that the cul-de-sac would be only 45 feet, again not providing sufficient room for emergency vehicle turn-around.

Mr. Fowler said that the cartways on Pheasant and Wrenwood are 28 and 30 feet respectively. At the Commission's suggestion, Mr. Rose agreed to seek comment from the fire marshal on this. He said that the developer would provide an easement for pushing snow into the cul-de-sac.

Mr. Canales said that he needed more information before he could make a recommendation on waiver #4, from Section 516.D.(13)(j), which requires that the minimum emergency spillway freeboard be one foot.

Mr. Davis expressed concern about water from Pheasant Lane flowing onto lot 53-9-1.

Mr. Rose and Mr. Canales agreed to review this again.

Mr. Rose withdrew the request from a waiver requiring that landscape plans be prepared by a landscape architect.

The Commission agreed to support the request for waiver #6, installation of streetlights, preferring individual house lights.

The Commission reviewed the notes on the Pickering Corts and Summerson letter, pages three through nine. Mr. Rose said that the developer will comply with the letter.

Mr. Fowler noted that he was concerned about removal of trees on the property. Mr. Canales suggested possible deed restrictions on future homeowners to prevent clearing of certain trees.

In reviewing the Boucher and James letter of December 23, 2004, Mr. Rose said that the developer will comply with the letter, and will withdraw the request for a waiver from the requirement for a landscape architect to design the landscape plans.

Mr. Davis asked Mr. Rose to return to the Commission after he has revised the basin freeboard calculation, and has reviewed the cartway and cul-de-sac widths with the fire marshal.

Loeffler Subdivision Preliminary Plan: Mr. Rose of Protract Engineering presented the revised subdivision preliminary plan for the Loeffler tract. He noted that the developer has attempted to discuss the acquisition of the Hanson property, but at this time has been unable to reach an agreement.

The Commission discussed the possible widening of Second Street Pike along the frontage of this subdivision. Mr. Rose said that if the Hanson property were to be acquired, the entrance onto Second Street Pike would be reconfigured. At this time the plan shows four homes, with a common shared driveway. In response to questions from the Commission, Mr. Rose said that the plan had been designed so that water runs off toward Second Street Pike. He said that there would be an agreement in place, possibly similar to a homeowners association, for the maintenance and snow removal on the shared driveway.

The Commission discussed the width of the driveway. There was some concern that the driveway, at 18 feet wide, would not accommodate emergency vehicles. Mr. Rose suggested widening the driveway at the entrance. At Mr. Keating's suggestion, Mr. Rose agreed to speak to the developer about installing sprinkler systems into the houses. He would also review this with the fire marshal.

The Commission reviewed the Pickering Corts and Summerson letter of January 3, 2005. The first waiver is from improvement of Second Street Pike. Mr. Canales referred to plans for PennDOT to improve the road.

Mr. Lloyd noted that the Commission had requested the change in the plan that waiver #2 refers to, and suggested that the Commission support this request.

Mr. Rose withdrew the request for waiver #3, requiring a landscape architect to design the landscape plans.

In reviewing the plans, Mr. Rose noted that the open space had been redesigned to adjoin Township owned open space. He said that he would speak to the fire marshal about the driveway width. The Developer will comply with the Pickering Corts and Summerson letter.

The Commission discussed the traffic along Second Street Pike at the entrance to the driveway. There was some concern about merging with quarry truck traffic. Ms. Mark also expressed concern that this driveway would become a dangerous spot for a school bus stop. Mr. Rose agreed to widen the driveway to 30 feet at the entrance and to widen the turn into and out of the driveway. Mr. Davis also requested that the developer continue in his efforts to acquire the Hanson property.

Mr. Davis suggested that the developer note in sales literature that the homes are located directly across from a working quarry.

Mr. Rose said that the developer will comply with the Boucher and James letter of December 23, 2005.

Public Comment: Mr. Mark Shablin of Swamp Road said that he is very concerned about water run-off from this development. He said that he and his neighbors already have significant problems with flooding. He said that during a heavy rain the water rushes at a strong velocity across the rear yard of his home, and he has had to dig ditches to divert the water from his neighbor's swimming pool.

Mr. Rose explained that the proposed homes would have roof drains that would direct water run-off to the detention basins. This collection system would store water in the ground.

In response to Mr. Shablin's request that the developer correct the current problem as well as providing storm water management for the new homes, Mr. Canales explained that the developer is only required to address the storm water management for the new homes.

Mr. Fowler questioned whether the problem has been worsening, and if so, what had changed to cause the problem to worsen.

Mr. Tim Ireland of Swamp Road said that a sand mound had been installed on a property to the rear of his and Mr. Shablin's homes. He confirmed Mr. Shablin's statements about the water run-off.

Mr. Marty Ballard of Swamp Road asked about grading to be done to the subdivision.

Mr. Rose said that there would be minimal grading done, about 175 feet from Mr. Ballard's property line.

Mr. Canales said that he would take a look at the water problems that have been described. He said that the plans for this development should reduce water run-off by 25%, however the water problem that these neighbors have reported would not be corrected by this storm water management plan.

Mr. William Petersen of Swamp Road said that the flooding has also increased on his property since the installation of the sand mound on the property adjoining Mr. Ireland's home.

Mr. Shablin said that a swale had been part of the plans for the property near his, however that swale has never been installed. He expressed concern that the Township is accepting fees in lieu of providing storm water management.

Mr. Davis suggested that Mr. Shablin and his neighbors attend meetings of the Board of Supervisors, and make the Supervisors aware of these flooding problems.

Mr. Rose and Mr. Canales agreed to meet and look at the site to determine if additional berming might diffuse some of the water problems.

Mr. Lloyd moved to recommend that the Board of Supervisors approve the Preliminary Plan for a Minor Subdivision on the Loeffler tract with the conditions that they comply with the Boucher and James letter of December 23, 2004 and the Pickering Corts and Summerson letter of January 3, 2005; that they support the request for waiver #1, and accept a fee in lieu; that they support the request for waiver #2; that request for waiver #3 be withdrawn; and that items 3 and 9 of the Pickering Corts and Summerson letter be reviewed by the fire marshal; that the applicant meet with the Township Engineer and neighboring residents to discuss ways to control the volume and velocity of waters flowing downstream of the sub-division and that the applicant obtain any and all permits as required by agencies having jurisdiction. Ms. Mark seconded and the motion passed 6-0.

Mr. Fowler moved to adjourn at 10:00 PM. Mr. Lloyd seconded and the motion passed 6-0.

Respectfully Submitted,

**Mary Donaldson
Recording Secretary**

Photographs of possible wetlands adjacent to the Varga tract are attached.