

**WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION
MINUTES OF MEETING OF MAY 11, 2006**

The Wrightstown Township Planning Commission met on Thursday, May 11, 2006 in the Community Room of the Village Library, 729 Penns Park Road, Wrightstown, PA. In attendance and voting were: Frank Davis, Chair; John Halderman, Vice-chair; Ann Mark, William Perry and Lary Whalen, Members. Also in attendance were: Township Engineer Mario Canales of Pickering Corts and Summerson, Inc. and Township Planner Judith Stern Goldstein of Boucher and James, Inc.

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

Approval of Minutes: *Mr. Halderman moved to accept the minutes of February 23, 2006. Dr. Mark seconded and the motion passed 4-0. (Mr. Perry arrived after this vote)*

CVS Land Development Final Plan: Attorney John Van Luvanee and Mike Meister of County Builders were in attendance to review the Final Plan to develop a 2.9 acre site in the VC-2 Village Commercial Zoning District as an E-1 Use, a 9,778 square-foot pharmacy with a 3,000 square-foot basement and 87 parking spaces.

Mr. VanLuvanee said that the plan had received Preliminary Plan Approval on July 14, 2005. Some relief had been granted by the Wrightstown Township Zoning Hearing Board for some of the parking requirements.

Mr. Van Luvanee explained that there was a great deal of concern about removal of some old trees along Second Street Pike for a deceleration lane at the entrance to the parking lot. The plan had been approved without the deceleration lane, with a widened shoulder that would have left the trees in place. PADOT visited the site and had now required that the trees be removed for a deceleration lane. There was some concern about sight line visibility. In response to Dr. Mark's suggestion that the entrance be moved from Second Street Pike to Old Anchor Road, Mr. Van Luvanee said that the Preliminary Plan had been approved with the condition that Old Anchor Road not be used.

Mr. Meister referred to a letter dated February 17, 2006, from Mr. Francis Hanney of PADOT, approving the plan's widened shoulder. This approval has since been revised to require the deceleration lane. He said that he would like to arrange a meeting with PADOT, with some representatives of the Township present. He would like to try to persuade PADOT to approve the original plan with the widened shoulder. He agreed with the Township that every effort should be made to save these trees, however the final decision is up to PADOT.

In response to Mr. Halderman's question, Mr. Meister said that if the trees are removed, white pines, about twenty feet tall, would be planted along the road.

Mr. Perry said that these trees are about 200 years old, and every effort should be made to preserve them.

Mr. Van Luvanee reviewed the Boucher and James letter of May 4, 2006 and the Pickering Corts and Summerson letter of May 1, 2006. CVS will comply with all items. He noted that the underground storage tanks are not under the reserve parking. He will address all concerns of the Fire Marshal. Buffer plantings will not be in the right of way.

Mr. Meister showed an architectural rendering of the building. The design has complied with the recommendations of the Township's historical consultant. The sign will be red with canopy lighting. The drive-through window will be on the side not depicted in the rendering. That side of the building will be of the same materials as the front, stone, stucco and wood, with cedar shutters. The fence shielding the loading area will be cedar. Existing lighting features are to be removed.

Dr. Mark briefly discussed possibly using a stucco wall instead of a fence along the loading area.

Resident Michael Hoy of Worthington Mill Road expressed concern about the parking variances granted. He also asked that the trees be preserved. He asked if anything could be done to save the trees.

Mr. Halderman said that PADOT has final say on this, but that the Township would arrange to meet with PADOT representatives to address this concern.

Resident Dickson Sorenson of Park Avenue expressed concern about the removal of the trees. He questioned whether there would be space available to replant trees along the road. Mr. Van Luvanee said that there is space available to plant some large white pines. He explained that there is about 30 feet available between the ultimate right-of-way and the cartway.

Resident John Rasiej of Cedar Road expressed some concern about the impervious surface. He said that he did not think that the parking spaces required were necessary. He said that at peak business times there might be 46 customers in an hour. He questioned the need for so many spaces. Mr. Meister said that some parking spaces would be held in reserve as green areas. The Ordinance requires the large amount of parking spaces at this location because there will be no on-street parking.

Mr. Rasiej asked whether the improvements to Second Street Pike could be done in such a way as to widen the other side of the street instead, leaving sufficient space to have the deceleration lane along side the trees. He asked about use of porous paving surfaces. Mr. Van Luvanee said that at this location the ground does not perk well enough to use that type of material.

In response to Mr. Rasiej's question, Mr. Van Luvanee said that the stormwater management plan, with underground tanks, will improve the water flow along Second Street Pike. Mr. Canales agreed with this.

Mr. Rasiej said that the hours of operation, as presented to the Planning Commission in 2005, were different than those presented to the Zoning Hearing Board. Mr. Van Luvanee said that

there had been a change in the CVS corporate policy on hours of operation, but that these hours had been approved by both the Zoning Hearing Board and the Board of Supervisors.

In response to Mr. Rasiej's comment on the timing of traffic lights, Mr. Canales said that this is ultimately PADOT's responsibility.

In response to Mr. Sorenson's question, Mr. Van Luvanee said that there are not plans for pedestrian access to the store.

Mr. Hoy asked whether Second Street Pike could be realigned to preserve the trees. Mr. Meister said that this is a state road and only PADOT could make that determination.

Resident Robin Hoy of Worthington Mill Road, speaking as a member of the Township's Environmental Advisory Council, spoke in support of preserving the trees, for both historic and environmental reasons. She asked whether any trees along Old Anchor Road would be removed. Mr. Meister said that the trees along Old Anchor Road would be preserved.

Ms. Goldstein said that there would be a meeting with PADOT to try to save the trees. Right now the removal of the trees is a PADOT requirement. The developer and the Township want the trees preserved. She suggested that the Environmental Advisory Council have representation at the meeting with PADOT.

In response to questions about a crosswalk and pedestrian access, Mr. Davis suggested that this would be addressed at the time that a walking trail is placed in the Township open space.

Mr. Canales said that it could take two or three weeks to set up a meeting with PADOT. He said that because there was a condition requiring that Old Anchor Road not be used; only the Board of Supervisors could address the suggestion that the entrance be moved there.

Mr. Halderman moved to recommend that the Board of Supervisors deny Final Plan Approval, suggesting that an alternative to the deceleration lane be sought in order to save the existing trees. Mr. Whalen seconded and the motion passed 5-0.

Mr. Davis said that PADOT would be in attendance at the Board of Supervisors meeting on Monday.

Dr. Mark moved to adjourn at 9:15PM. Mr. Halderman seconded and the motion passed 5-0.

Respectfully Submitted:

**Mary Donaldson
Recording Secretary**