

**WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION
MINUTES OF MEETING OF AUGUST 11, 2005**

The Wrightstown Township Planning Commission met on Thursday, August 11, 2005 in the Community Room of the Village Library, 727 Penns Park Road, Wrightstown, PA. In attendance and voting were: Frank Davis, Chairman; John Fowler, Robert Lloyd Ann Mark, and Lary Whelan, 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. Lloyd moved to accept the Minutes of July 14, 2005. Mr. Fowler seconded and the motion passed 4-0-1, with Dr. Mark abstaining.*

Picard Minor Subdivision Preliminary Plan: Mr. Nicholas Rose of Protract Engineering was present to review a revised Preliminary Plan for this four-lot subdivision on Durham Road, to take access from Lark Lane in the Wrenwood section.

Mr. Rose said that he will comply with the Boucher and James, Inc. letter of July 21, 2005 and the Pickering, Corts and Summerson, Inc. letter of July 22, 2005.

The Commission reviewed the request for waivers as outlined in the Pickering, Corts and Summerson, Inc. letter, and agreed to support the waiver for reduction in plan scale and a waiver from providing improvements along Durham Road; Lark Lane is to be improved.

Mr. Rose explained that he had spoken to the Fire Marshal about the cartway width, and he has not heard back from him. He said that the plan now has a 50-foot radius on the cul-de-sac. He said that if the Fire Marshal asks for a wider cartway, he will comply.

The Commission discussed this, with Mr. Fowler expressing preference for the narrower cartway if possible, to preserve some of the pervious surface.

Mr. Davis expressed some concern about a narrow cartway not providing enough on-street parking, although Mr. Rose pointed out that the driveways are all long and each house has either a two- or three-car garage.

Mr. Canales said that there was still some discrepancy in some of the numbers provided for stormwater management, and until the final configuration of the basin is determined, he would reserve his opinion as to whether a waiver should be given from Section 516.D.(13)(j) for a spillway of six inches, or from Section 516.f.(3)(H) to provide a minimum cover of pipes of 1.5 feet within lawn areas. He said that he has supported such requests in the past.

Mr. Canales noted that in the Pickering, Corts and Summerson, Inc. letter, item #11, discusses the proposed A/B system proposed in the Planning Module for lots 3 and 4. He said that DEP is currently not supporting A/B systems.

Mr. Rose said that he expects to hear from DEP shortly on this. Del Val Soils has told him that the system would be approved.

Mr. Lloyd moved to recommend that the Board of Supervisors approve the Preliminary Plan for a minor subdivision for Picard subject to the following conditions:

- *Compliance with the Pickering, Corts and Summerson, Inc. letter of July 22, 2005;*
- *Compliance with the Boucher and James, Inc. letter of July 21, 2005;*

The Planning Commission recommends that the Board of Supervisors support the request for waivers as follows:

- *From Section 402.A.(1) and 403.A.(1) to permit a scale of plan drawings of 1 inch equals 40 feet;*
- *From Section 503.H, requiring improvements to Durham Road;*
- *From Section 606.A requiring installation of streetlights.*

The Planning Commission defers recommendations on requests for waivers from Section 505.A, 521.A, and 522.A until the Fire Marshal has commented, and from Section 516.D.(13)(j) and 516.(F).(3)(h) awaiting further clarification of calculations on stormwater management. Mr. Fowler seconded and the motion passed 5-0.

Toll/Hibbs Sewage Facilities Planning Module for Community Stream Discharge System:

Mr. Fowler noted that this system would serve some properties adjacent to the Toll/Hibbs development, that it saves some natural resources, that it recharges some moisture.

Mr. Canales said that the treatment of sewage would be the same as the previously reviewed Module, and that DEP would still require testing of the effluent. There would not be significant impact to streams.

Supervisor Jayne Magne said that the Health Department is asking the Township to provide for existing failed septic systems, and this community system would have capacity to tie two adjacent homes into it. She said that the Health Department could require that these homes tie in. She noted that the system would not be feeding into the same stream as the system at Carousel Gardens.

Mr. Fowler moved to authorize the Chairman to sign the Planning Module as currently drafted. Mr. Lloyd seconded and the motion passed 5-0.

JZC Comprehensive Plan Questions: Ms. Magne and Ms. Goldstein briefly reviewed the history of the establishment of the Jointure with the Commission. Ms. Magne discussed some recent court cases and the Jointure's self-cure efforts in providing certain zoning, particularly for higher density residential development.

The Commission members agreed that without having reviewed the data being collected by the Bucks County Planning Commission, any comments would be premature. All are very much in support to the jointure, but are not ready to make comments.

Mr. Fowler moved to respond that the Planning Commission is supportive of the Jointure but does not have the data being collected by the Bucks County Planning Commission and feels that response to questions would be premature. Dr. Mark seconded and the motion passed 5-0.

Joint Municipal Zoning Ordinance Amendment 2004-15: Accessory Contractor Use: The Commission reviewed this amendment, and Dr. Mark expressed some concern about some residents taking advantage and causing difficulties for neighbors. She said she would like to see a more restrictive ordinance.

Ms. Goldstein pointed out that by defining criteria for an accessory contractor use, if there is a complaint the zoning officer can issue a violation.

Mr. Lloyd pointed out that the amendment was not adding a permitted use, but placing further restrictions on the use. He said that if the ordinance becomes too restrictive it cannot be defended if challenged.

Mr. Lloyd moved to recommend that the Board of Supervisors approve JMZO Amendment 2004-15. Mr. Whelan seconded and the motion passed 5-0.

Proposed Lighting Ordinances: Mr. Lloyd said that he had reviewed the lighting ordinances provided by Ms. Goldstein and particularly agreed with the sample ordinance for Limerick Township. He also noted that East Caln has a provision prohibiting “blinking, flashing or fluttering lights”, and he was interested in that.

Ms. Goldstein explained that in some municipalities, there have been difficulties with special lighting for holidays that remain in place beyond the holiday, such as when a business uses fluttering holiday lights and one holiday leads into the next.

The Commission agreed that the Limerick Ordinance should be reviewed to see if anything in it should be modified.

Mr. Lloyd moved to adjourn at 10:00PM. Mr. Fowler seconded and the motion passed 5-0.

Respectfully submitted,

**Mary Donaldson
Recording Secretary**