

**WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION
MINUTES OF MEETING OF NOVEMBER 10, 2005**

The Wrightstown Township Planning Commission met on Thursday, November 10, 2005 in the Community Room of the Village Library, Penns Park Road, Wrightstown, PA. In attendance and voting were: Frank Davis, Chairman, John Fowler, Robert Lloyd, Ann Mark, and Lary Whalen, members. Also in attendance were: Township Engineer Mario Canales of Pickering Corts and Summerson, Township Planner Judith Stern Goldstein of Boucher and James, and Township Supervisor Jane Magne.

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

Approval of Minutes: *Dr. Mark moved to accept the minutes of October 27, 2005. Mr. Lloyd seconded and the motion passed 5-0.*

JMZO Amendment 2004-19 – Group Homes: The Commission reviewed the proposed amendment to the JMZO for group homes. Ms. Goldstein explained that the change is necessary in order to conform to the Fair Housing Act and the Americans with Disabilities Act.

Referring to page 4, item 8, Dr. Mark read "...or whose occupancy or tenancy would result in substantial physical damage to the property of others..." She asked what "substantial" meant, and how such a condition could be met. She wondered about other than physical damage, such as verbal abuse from tenants, noise offenses, or sexual threats would be covered.

Ms. Goldstein said that the presence of registered sex offenders would be regulated by other laws. Offenses, once they occur are police matters. This section of the Ordinance would require the group home to prove to the Township that its screening process would satisfy the Ordinance. Because of privacy laws, individual information could not be revealed to a municipality, but the general screening process for residents would demonstrate compliance with the Ordinance. She said that this type of housing must be provided for, and by creating this ordinance and allowing group homes as a conditional use in certain zoning districts, the Jointure is addressing this housing need.

Mr. Davis questioned whether the ten-acre requirement could be challenged. Ms. Magne said that the attorneys have indicated that this would not be an issue.

Mr. Fowler said that this Ordinance only covers community treatment facilities for treatment of persons who have been committed by the courts. It does not cover private facilities, such as alcohol treatment facilities. Ms. Goldstein said that this is why the ten-acre requirement is defensible, because the residents have been involved in criminal behavior.

Dr. Mark expressed concern that there is no limit to the number of people that can be in the facility.

Mr. Whalen said that he would like to see the parking requirement as one space per resident plus one per staff member; there would also be a need for visitor parking.

Mr. Lloyd moved to recommend that the Board of Supervisors approve JMZO 2004-19 – Group Homes with the conditions that:

- *C-15-4 limit occupancy to 15 residents;*
- *C-15 – not permit dangerous residents within a certain distance of parks and elementary schools;*
- *C15-6 – remove the word "anticipated", requiring one parking space per resident.*

Dr. Mark seconded and the motion passed 5-0.

JMZO 2004-15 Accessory Contractor – Trade Use: The Commission reviewed this proposed ordinance. Ms Goldstein reviewed the zoning districts in which this use would be permitted by conditional use. She noted that page 3, section 5 would prevent this use from more densely populated developments.

Mr. Fowler said that he was concerned that the use would be permitted on cluster developments of one-acre lots in the CM district. He thought that the use should only be permitted on larger lots.

In response to Dr. Mark's question about limiting explosives and hazardous materials, Ms. Goldstein said that such limits would be part of a conditional use application.

In response to questions from the Board, Ms. Magne said that this new use is being considered for the Ordinance in order to assure that contractors live in the residential homes on the properties, and that houses are not used as contracting business places only.

Mr. Whalen thought that in addition to limiting the number of vehicles, there should be limit to the size of the vehicles.

Mr. Lloyd moved to recommend that the Board of Supervisors approve JMZO 2004-15 – Accessory Contractor/ Trade Use, with the condition that:

- *A limit be placed on the size of the business vehicles;*
- *Buffering requirements be included.*

Mr. Whalen seconded and the motion passed 5-0.

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

Respectfully Submitted,

**Mary Donaldson
Recording Secretary**