

**WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION  
MEETING OF JANUARY 28, 2016**

The Wrightstown Township Planning Commission met on January 28, 2016 at the Wrightstown Township Building, 2203 Second Street Pike, Wrightstown, PA. In attendance were Chair Joseph Conroy, Allen Masenheimer, Steven Marcell, Jeanne Trivellini, and Ann Mark. Wrightstown Township Engineer Mario Canales and Township Planner Judy Goldstein were also in attendance.

**Call to Order:** Chair Conroy called the meeting to order at 8:00 P.M.

**Approval of Minutes:**

On a motion by Ms. Mark, seconded by Mr. Marcell the minutes of January 14, 2016 were approved unanimously.

**Old Business:**

There was none.

**New Business**

**Subdivision/Land Development Sketch Plan. 2635 Windy Bush Road. Dacey Subdivision:**

Kelly McGowan of Eastburn and Grey representing the applicants and property owners, Michael and Kathleen Dacey, was in attendance. Adam Crews of Crews, of Crews Surveying, LLC, who prepared the sketch plan, was also in attendance. The Daceys are proposing a three lot subdivision is with the existing home comprising lot one with two new lots that will be 1.2 acres with single family dwellings accompanying it. Ms. McGowan explained the sketch plan briefly. Mr. Crews explained the topography of the property. Ms. McGowan stated that septic testing has been performed on all of the proposed lots. Ms. McGowan reviewed the review letter from Boucher and James (B&J). Ms. McGowan stated that the first two items in the review referencing uses and dimensions will be shown on the plans moving forward. Item 3(D) references environmental restrictions will be complied with. Mr. Crews referred to item 3(E) regarding the submission of an Existing Resources Site Analysis Plan (ERSAP) will be shown in the preliminary submission as this plan does not meet all the requirements currently. Ms. McGowan moved onto item 4(A) referencing the disturbance of street trees. The applicants will not disturb the existing tree buffering on side of Jericho Valley Road and will comply with tree protection during construction. Ms. McGowan stated that they will comply with all items mentioned in section five. Ms. McGowan then reviewed the Pickering, Corts and Summerson letter (PC&S). The applicants will comply with septic restrictions stated in item one. Mr. Crews stated that item two mentions the woodland disturbance proposed and will be noted on future plans. Ms. McGowan stated that item seven referencing SALDO Section 403.43.U regarding the stormwater management will be designed on future plans and will be provided for lots two and three. Lot one will be shown in its existing condition and will not have any additional impervious. Furthermore they would be requesting waiver for item eight as they will not be improving any existing street. Ms. McGowan explained item nine and the access strips that are proposed to be constructed on lot one. Ms. McGowan explained that they will be requesting a waiver for item eleven because they will be exceeding the 300 foot access strip restriction the

reason being to meet the lot requirements of the front lot and facilitate the installation of the septic area in the rear of the property. Vice Chair Masenheimer asked if the fifty foot access strip would be the access for the disturbance area for the septic system. Ms. McGowan responded that the septic system serving lot two is located in the bottom corner; the strip is preserved to provide future access and lot frontage for the existing lot one. Chair Conroy asked if the lot would it be land locked without the access strip. Ms. McGowan stated that there is a current driveway on lot one that comes out to Windy Bush Road. Mr. Crews commented that the driveway in question is not a wide driveway and that it is shared with the Dacey's neighbor. Engineer Canales stated that this parcel and the parcel to the east share the drive way and both have a twenty five foot access strip from Windy Bush Road. Engineer Canales clarified that the applicants are proposing to maintain the existing access strips so that they have the possibility to subdivide lot one further in the future. Vice Chair Masenheimer stated that there is a desire among the Planning Commission to get rid of flag shaped or irregular shaped lots. Mr. Crews stated that the current shared driveway is six to eight hundred feet long and is the cause of issues currently which could be alleviated by the fifty foot access strip. Vice chair Masenheimer asked if a new septic system would be installed on lot one. Mr. Crews stated that had they designed a new one but since there is an existing septic system they see not need to install a new one unless the current one is in need of replacing. Ms. Mark asked where the existing septic system is located on lot one. Mr. Crews showed where the existing system is located. Chair Conroy asked how the fifty foot strip would affect the proposed woodland disturbance. Engineer Canales responded that the woodland disturbance would have to be calculated with the access strips disturbance now in order to avoid removing too much and having to appear before the Zoning Hearing Board. Planner Goldstein stated that they will have to show the total disturbance on the preliminary plan. Vice Chair Masenheimer asked how the access strips would affect the impervious surface totals on lot two and three. Planner Goldstein responded that they will have to provide a table for max amount in both lots on preliminary and final plans. Vice Chair Masenheimer asked if the fifty foot strip could be additional impervious which could prevent future impervious issues for the lots. Chair Conroy stated that he would like to see a proposal for the size of the homes to be built on the lots and recommended to Ms. McGowan and Mr. Crews to consider how the access strips could affect the impervious surface and potentially cause future property owners issues when applying to construct a pool or patio and therefore forcing them to apply for variances. Ms. Mark asked if the current owners are favorable to lot one not being further subdivided. Ms. McGowan replied that currently the Daceys did want to prevent the possibility of future subdivision of lot one. Mr. Marcell asked if the utilities for lot two and three are going to be connected from Jericho Valley Road and if so would it effect the existing connections. Mr. Crews replied that the connection would be from Jericho Valley Road and that he believes that the infrastructure should be able to handle two additional houses. Ms. Mark asked if they were going to leave lot one as is and only create a stormwater management plan for lots two and three. Engineer Canales responded that yes they could only plan for the additional impervious surface for lots two and three and leave lot one as it is unless they intend to change the impervious surface for it.

Chair Conroy asked for further comments. Chair Conroy suggested that prior to presenting the sketch plan before the Board of Supervisors that they consider alternative options for the access strips and taken into consideration the effects that they may have on future woodland disturbance and impervious issues for property owners moving forward. Ms. Mark recommended fee in lieu of for parks and recreation for the subdivision. Vice Chair Masenheimer suggested fee in lieu for

the trees along the roadway. Planner Goldstein stated that if they can show on future plans that they have existing trees to satisfy the requirement for the number, type, and size of the trees then a waiver will not be needed but if they did not meet the requirement then they could ask for a fee in lieu. Vice Chair Masenheimer suggested they consider a fee in lieu of for landscaping the existing woodlands instead. Planner Goldstein suggested a site visit after the preliminary submission is made.

Chair Conroy asked for further comments. There were none.

No formal motions or recommendations were made.

**Conditional Use Application. 2236 Second Street Pike. Wrightstown Sportsplex:** Dr. Steven Cairone has applied for a Conditional Use for his property located on Second Street Pike. Dr. Cairone was not present at the meeting nor was any other formal representatives of the project. Planner Goldstein briefly summarized the prior sketch plan application by Dr. Cairone. Dr. Cairone appeared before the Planning Commission in July of 2015 with a proposed sketch plan for the property that would allow for a soccer field and the construction of an indoor basketball court. Upon review both B&J and PC&S found a significant amount of issues with the sketch that would require additional variances and waivers to be requested. Dr. Cairone did not move forward with the sketch plan and instead has applied for a conditional use for a soccer field that has been moved further from the road and a proposed pole barn, with no specified use listed. Planner Goldstein noted that the pole barn dimensions are 70 foot by 100 foot, which was roughly the same size as the previously proposed basketball court. She also noted that no proposed parking or grading was shown on the submitted plan. The plans do not meet dimensional requirements that would be required for an outdoor active recreation use. Planner Goldstein also noted that lighting is not permitted in the district the property is located in nor does the lighting meet the requirements for the use even if it was allowed in the district. Planner Goldstein summarized that when applying for a Conditional Use, the applicant is required to show that the suggested use is in the character of the neighborhood, is compliant with the zoning ordinance, etc. and that the applicants need to comply with the conditions set forth with the permitted use, which in this case Wrightstown Sportsplex does not comply with the Subdivision and Land Development Ordinance. Some of the issues listed in the B&J review of the conditional use application refer to issues that are currently not in compliance on the plans submitted could be in compliance moving forward if they are shown on a resubmitted plan. In order for the Township to approve the Conditional Use, Dr. Cairone would have to submit a new plan with the requirements shown and likely there would be variances would be required. Chair Conroy stated that upon his review of the plans it appears that there are almost as many issues with the conditional use plans as there were with the sketch plan and that the proposed facility still does not work with the zoning and requirements needed. Mr. Marcell stated that while he thinks the project is a great idea but it is not currently functional. Vice Chair Masenheimer stated that Dr. Cairone had previously mentioned that the use of the facility was for his children but now it appears to be more of a business. Engineer Canales explained the use stated on the conditional use application is for an athletic facilities consisting of a practice field for Dr. Cairone's daughter's soccer team and a small barn that would be seven thousand square feet. Chair Conroy asked what happens to the property if Dr. Cairone's daughter leaves the soccer team or no longer wishes to play. Vice Chair Masenheimer stated that a conditional use is to be approved if it is in the best interest of the municipality and public welfare but since the use as stated by the applicant is for his daughter specifically it does not meet that requirement. Planner

Goldstein stated that there would be a difference if the use was intended as solely a soccer field and not as an athletic facility as described in the application. Planner Goldstein also commented that when Dr. Cairone was presenting the sketch plan before the Planning Commission he was adamant that there were not enough fields and that he would be filling a void and would also be willing let other teams use his facility too, but according to Council Rock Soccer Association (CRSA) there is not a void or lack of practice fields. Mr. Marcell asked what is stopping Dr. Cairone from using the field as a practice facility without approval. Engineer Canales stated that Dr. Cairone can use the property as a practice field but not if it is organized sport or active recreation. Mr. Marcell stated he felt if the use is approved that the property would be used as a fee based recreational business as well as facility for Dr. Cairone's daughter. Vice Chair Masenheimer agreed and stated that Dr. Cairone had previously eluded to wanting use the property as both. Planner Goldstein commented that since Dr. Cairone is requesting a specific use, if it was approved there would be no designation stating he can use the property as fee based recreational business and it would be difficult for the Township to stipulate that he would have to use the fields for his daughter and her team sole because of the variety of teams she may be on in the future and the associated loopholes that could arise from that. Mr. Marcell asked if it as possible to approve the application for one sole use and not the additional requests. Planner Goldstein replied that it is possible if Dr. Cairone amends the application during the Conditional Use Hearing after the original application is approved, denied or approved with conditions by the Board of Supervisors. Ms. Mark asked if there was any possibility that Dr. Cairone could comply. Planner Goldstein replied that he has the option to but would need to seek variances in order to comply. Chair Conroy stated that if he did seek the variances needed then he would have the opportunity to come back before the Planning Commission and Board of Supervisors with a revised plan that was in compliance.

Chair Conroy asked if there were any further comments or discussion. There was none.

On a motion by Chair Conroy, seconded by Ms. Trevillini, it was unanimously decided to recommend that the Wrightstown Township Board of Supervisors deny the conditional use application because the plans do not meet the requirements as stated in the January 4, 2016 B&J letter.

**ADJOURNMENT:** On a motion by Chair Conroy, seconded by Ms. Trevillini, Chair Conroy called for the meeting to be adjourned at 8:40 P.M.

Respectfully submitted  
Alyce Foster  
Code Clerk