

**WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION  
MEETING OF FEBRUARY 10, 2011**

The Wrightstown Township Planning Commission met on February 10, 2011 at the Wrightstown Township Building, 2203 Second Street Pike, Wrightstown. In attendance and voting were: Joseph Conroy, Frank Davis, John Halderman, Ann Mark, and Lary Whalen, members Also in attendance were Valerie Liggett, Township Planner, Mario Canales, Township Engineer and Township Supervisor Jane Magne.

**Call to Order:** The meeting was called to order at 8:00 PM.

**Organization of Commission:** *Mr. Davis nominated Dr. Conroy to serve as chairman. Dr. Mark seconded and the motion passed 5-0.*

*Dr. Conroy nominated Mr. Davis to serve as vice chairman. Mr. Whalen seconded and the motion passed 5-0.*

**Approval of Minutes:** *Dr. Mark moved to accept the minutes of May 27, 2010. Mr. Davis seconded and the motion passed 5-0.*

**New Business**

**Stormwater Management Ordinance:** Mr. Canales explained that the Pennsylvania DEP had recently approved toe Neshaminy Creek Watershed Act 167 Stormwater Management Plan. The plan requires that municipalities adopt or amend local stormwater ordinances. The Bucks County Planning Commission has prepared a model, which, Mr. Canales noted, is very similar to the Township’s existing stormwater ordinance, but with more restrictive exemption criteria. The new ordinance will not have any exemption from applying volume controls in any new planned development. In addition the calculated capture runoff volume cannot leave the site and shall either be infiltrated, reused or evapo-transpired. The new ordinance does not consider parcel size, but only size of impervious surface, as follows:

|   |   |
|---|---|
| 5000+ square feet of new impervious     | Volume control required<br>Engineered SWM Plan required<br>Peak Rate Control Required |
| 1001-5000 square feet of new impervious | Volume Control required<br>Engineered SWM Plan required                               |
| 0 – 1000 square feet of new impervious  | Volume Control required   |

New volume control replaces existing groundwater recharge and water quality. New peak rate controls are also part of the plan. Volume control calculations depend on the amount of earth disturbance.

Mr. Davis said that he has concern that the requirements are onerous for homeowners. Mr. Canales said that this was also a concern of the Bucks County Planning Commission, who agreed that the regulations require volume control on even small projects such as sheds. The Township has a “small residential project option” which would allow the

Township to accept a sketch rather than a fully engineered plan. Developers of small commercial projects could seek a waiver from the municipality.

In response to Dr. Conroy's questions, Mr. Canales said that he would be meeting with the Solicitor to discuss monitoring and policing.

Dr. Conroy expressed some concern about increased costs on land development projects. He was concerned that the new requirements are based on size of the impervious surface but not with the percentage of impervious surface; the requirements apply for even very small projects on very large lots.

Mr. Davis noted that Wrightstown has some very poor soil quality, which could make the new requirements very onerous for homeowners with small projects.

Mr. Canales agreed, but noted that there would be some credits given, for example for tree planting. He noted that in addition to costs incurred by homeowners and developers to engineer their projects, there would be costs associated with Township review of the plans and inspection of the projects.

The members agreed to research the plan further and continue discussion at a future meeting.

Mr. Canales said that a new ordinance must be adopted in May of 2011. It will need to be advertised prior to adoption.

*Mr. Davis moved to table consideration of the Stormwater Management Ordinance. Dr. Mark seconded and the motion passed 5-0.*

**Hogan/Krauter Minor Subdivision:** *Mr. Halderman moved to table consideration of this application, as the applicant was not in attendance. Dr. Mark seconded.*

Discussion of motion: Mr. Davis noted that it was his understanding that there had been a condition on this property that it not be further subdivided.

Ms. Magne reviewed the history of the property, noting that at one time there had been a daycare center on the property as well as a single family home. The daycare center has since been closed converted to a single family home. The residents of the two homes are members of the same family. They would like to separate the lots. Each home will have its own well and septic. They intend to continue to use a shared driveway.

Mr. Whalen said that having only one lot could be a hardship, because in the future it would be difficult to sell. Both homes would have to be sold together if it is one lot.

Mr. Canales said that Township Solicitor Clemons had discussed the condition briefly at the Supervisors meeting. It is his understanding that the condition could be modified. The Planning Commission could make a recommendation to remove the condition or modify it some way, possibly restricting the use to residential, only.

Dr. Conroy asked whether the applicant would agree to comply with the conditions in the two review letters.

Mr. Canales said that he did not know. He expected the applicant to address this.

*Dr. Conroy called the question to table the review. The motion passed 5-0.*

*Dr. Conroy moved to adjourn at 8:45. Mr. Halderman seconded and the motion passed 5-0.*

**Respectfully Submitted:**

**Mary Donaldson**  
**Recording Secretary**