

**WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION  
MEETING OF MARCH 11, 2010**

The Wrightstown Township Planning Commission met on March 11, 2010 at the Wrightstown Township Building, 2203 Second Street Pike, Wrightstown. In attendance and voting were: Frank Davis, Chairman; Joseph Conroy, John Fowler, Ann Mark, William Perry (late) and Lary Whalen, members Also in attendance were Judy Stern Goldstein, Township Planner and Jane Magne, Township Supervisor.

**Call to Order:** Mr. Davis called the meeting to order at 8:00 PM.

**Approval of Minutes:** *Mr. Fowler moved to approve the minutes of January 28, 2010. Dr. Conroy seconded and the motion passed 4-0-1, with Dr. Mark abstaining.*

*Mr. Perry arrived at this point.*

**JMZO 2010-\_\_\_ MSAO Overlay:** The Planning Commission reviewed this amendment which would create an overlay district at the Wrightstown Township property at Chippewa Farm. The goal is to promote sustainable agriculture by providing opportunities for goods to be produced and sold on the municipal open land.

Mr. Davis noted that no specific tax map parcels are mentioned in the amendment.

Ms. Goldstein said that there had been discussion of subdividing portions of the property; there will be a map amendment to accompany the ordinance.

The Commission questioned the inclusion of 85% impervious surface.

Ms. Goldstein said that if the property is subdivided into smaller lots around the existing buildings, the large amount of impervious surface would allow for such amenities as parking to allow for the adaptive reuse of the existing structures to serve for income producing uses. These small, subdivided lots would make up only a small portion of the entire property. When the farm is considered, the impervious surface is closer to about 5%. The 85% impervious would only apply for use E-24, a specialty MSAO facility, which would include offices, medical offices, retail, agricultural accessory and residential, and which is only permitted by conditional use. Uses by right are the same as already exist in the current zoning of MS, municipal services.

Dr. Conroy asked about the proposed setbacks of only five feet. He is particularly concerned that this could be very unsightly along Second Street Pike.

Ms. Goldstein said that the existing buildings are already very close together. The setbacks are small to allow some flexibility.

Dr. Conroy said that he is not concerned about the setbacks if the building areas are subdivided into separate lots, but he would not want to see parking very close to the road.

Ms. Goldstein said that she would research the ultimate right of way of Second Street Pike. This would impact how close the setback would be, as parking cannot be less than 15 feet from the right of way. Buffering would still be required.

Dr. Mark asked about the requirement that alcoholic beverages produced in the MSAO would have to be 50% County grown.

Ms. Goldstein said that the provision was included to encourage that locally produced fruits and grains be used.

Dr. Conroy noted that throughout the Ordinance there are references to "open space."

Ms. Magne said that this is not preserved open space purchased with Township or County open space funds.

The members agreed that references to "open space" should be removed.

Mr. Davis asked whether the parcels could be rezoned individually rather than creating an overlay district.

Ms. Goldstein said that the overlay district concept will avoid spot zoning, which could leave the Township vulnerable.

The members were in agreement that they supported the concept of the Overlay and the E-24 use. Any proposed use would have to be reviewed by the Planning Commission and specific concerns could be addressed at that time.

*Dr. Conroy moved to recommend that the Board of Supervisors adopt this ordinance, with an understanding that the Board will seek an explanation of the ultimate right of way on Second Street Pike from PennDOT so that a setback of 50 feet from the ultimate right of way is required for structures. In addition, throughout the document is reference to "open space," which the Commission would like changed to "open land", as the area referenced is not preserved as open space, nor was it purchased with County or Township open space funds. Dr. Mark seconded and the motion passed 6-0.*

**JMZO 2010 \_\_\_FCO Amendment:** The Planning Commission reviewed this amendment which proposes to remove all but the cemetery parcels from the Federal Cemetery Overlay District.

Ms. Goldstein said that the Cemetery property would remain as a cemetery. Any already approved plans for the other lots would not be impacted. It is her understanding that there is an approved plan for housing on the Newtown portion of the Melsky tract; this would not be affected.

Mr. Fowler said that he supports returning the parcels to their original residential zoning. This will keep the rural environment, will reduce future housing density and traffic.

Dr. Conroy said that he also supports the concept but has some concern about an appearance of "bait and switch." He asked whether the Jointure Solicitors are comfortable that this will not lead to litigation.

The Commission reviewed the history of the FCO, noting that the property was sold to the Veterans Administration without any conditions attached.

Resident Le Sheppard thanked the Planning Commission for considering this amendment which will reduce future development, housing density, traffic impacts and burdens to the School District. He also noted that any already approved plans would not be impacted by the zoning change.

*Dr. Mark moved to recommend that the Board of Supervisors adopt this ordinance. Mr. Whalen seconded and the motion passed 6-0.*

**Other Business:** Mr. Whalen and Dr. Conroy discussed site visits by the Planning commission. Mr. Whalen said that he has asked Township Solicitor Terry Clemons about this.

Ms. Goldstein said that Planning Commission members can visit sites but she is not sure whether the members can go together in groups which would constitute a quorum. The members could definitely not discuss the property or plans for the property during the site visit. She will speak further with Mr. Clemmons about this.

*Mr. Whalen moved to adjourn at 9:40 PM. Mr. Fowler seconded and the motion passed 6-0.*