

**WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION  
MEETING OF APRIL 22, 2010**

The Wrightstown Township Planning Commission met on April 22, 2010 at the Wrightstown Township Building, 2203 Second Street Pike, Wrightstown. In attendance and voting were: Frank Davis, Chairman, Joseph Conroy, John Fowler and Ann Mark, members Also in attendance was Judith Stern Goldstein, Township Planner.

**Approval of Minutes:** *Dr. Mark moved to accept the minutes of April 8, 2010. Mr. Fowler seconded and the motion passed 4-0.*

**Twining Enterprises Conditional Use:** John McIntyre and Stephen McIntyre were in attendance to review this application for conditional use for a beauty salon, use E-3, at 532 Durham Road in the VR-4 Village Residential Zoning District.

Mr. Stephen McIntyre explained that the beauty salon will occupy 770 square feet in the Trading Post. There will be three chairs for two full time and one part time employee. Hours of operation will be Tuesday through Friday 9:00 AM to 8:00 PM, and Saturday 9:00 AM to 4:00 PM.

Mr. Davis asked about the septic system.

Mr. McIntyre said that the site has a 3000 gallon pump holding tank. It is emptied about every five weeks. Mr. McIntyre submitted a letter confirming the pumping arrangements from B&C Septic. Mr. McIntyre did not know whether dyes or hair permanent chemicals would be used at the salon.

The Commission reviewed the Boucher and James letter dated April 15, 2010. Mr. McIntyre said that deliveries would be by UPS. The only hazardous materials to be stored might be some hair sprays in aerosol cans, which would be used by the hair dressers but not offered for sale.

Ms. Goldstein questioned access to the dumpster.

Mr. McIntyre explained that the dumpster is emptied as needed. When he phones the trash hauler an appointment is made for very early in the morning, usually by 7:00 AM. None of the businesses at the location are open at that time.

Ms. Goldstein reviewed the parking requirements, noting that more spaces are required for use E-3 than for office use. She said that site has 24 parking spaces but the total needed with the existing office uses plus 9 spaces for the salon would be 29. She suggested that Mr. McIntyre would need to demonstrate to the Board that there would be adequate parking.

Mr. McIntyre showed photographs taken at 9:00 AM, 11:00 AM and 3:00 PM, showing that the parking lot is not crowded and there would be adequate room for the nine spaces needed for the salon. He noted that the salon would be busiest on Saturdays, when the other tenant businesses are closed. If necessary, some of the grassy area on the property could be paved with porous pavers for additional parking.

Mr. Fowler asked about the holding tank, as he was concerned about hair care products seeping into the ground.

Mr. McIntyre said that the holding tank is only two years old. It is six inch concrete with a rubber coating. He did not think it would leak. In response to Dr. Conroy's question,

Mr. McIntyre said that the alarm goes off when the tank is  $\frac{3}{4}$  full. Response time from B&C is about 10 to 12 hours.

Mr. Davis asked about the capacity of the well, as a salon would use more water than an office use.

Mr. McIntyre did not have that information.

Mr. Fowler asked about drop off traffic.

Mr. McIntyre said that the entrance is in the rear. Someone dropping a customer off would need to pull into the driveway and drive to the entrance. It is not possible to enter the building from Durham Road.

The members discussed proposed signage.

Mr. McIntyre said that the salon would have its name on the existing sign at the front of the building and on a directional sign at the parking lot. No other signs are planned.

*Mr. Fowler moved to recommend that the Board of Supervisors grant conditional use approval for a beauty salon, use E-3, at 532 Durham Road subject to the following conditions:*

- 1. That the applicant provide information on the adequacy of the well water available to the site;*
- 2. That the applicant demonstrate adequate storage procedures for flammable products to the satisfaction of the fire marshal;*
- 3. That the applicant show that parking complies with the requirements of the Joint Municipal Zoning Ordinance.*

*Dr. Mark seconded and the motion passed 4-0.*

*Mr. Fowler moved to adjourn at 8:50 PM. Dr. Mark seconded and the motion passed 4-0.*

**Respectfully Submitted:**

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