

**WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION
MINUTES OF MEETING OF JANUARY 25, 2007**

The Wrightstown Township Planning Commission met on Thursday, January 25, 2007 in the Community Room of the Village Library, 729 Penns Park Road, Wrightstown, PA. In attendance and voting were: Frank Davis, Chair; John Halderman, Vice-Chair; Members Joseph Conroy, Ann Mark, James Peruto, and William Perry. Also in attendance were: Alternate Members Norman Sommer and Lary Whalen; Township Engineer Mario Canales of Pickering, Corts and Summerson, Inc.; and Township Planner Judith Stern Goldstein of Boucher and James, Inc.

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

Approval of Minutes: *Mr. Halderman moved to accept the Minutes of December 14, 2006. Dr. Mark seconded and the motion passed 5-0-1, with Mr. Perry abstaining. Mr. Halderman moved to accept the Minutes of January 11, 2007. Dr. Mark seconded and the motion passed 5-0-1, with Mr. Perry abstaining.*

Dumack Minor Subdivision Preliminary/Final Plan: Appearing for the Applicant was owner/engineer Heath Dumack and Mr. Don Marshall, Esquire. Mr. Marshall stated that the Applicant wished to subdivide a 5.2 acre parcel in the CR-2 District into two lots: one containing the existing structure that housed Dumack Engineering; and one new building lot of 3.08 acres. The Applicant requested waivers for buffering in two areas. The application would also require zoning relief: a Special Exception to cross a floodplain to access the proposed lot #2; a variance to cross Waters of the Commonwealth; a side yard variance from the existing buildings as the flag of the proposed new lot encroached on the existing structures; and a Use variance for “other uses” which the Applicant disputed, but for which the Applicant would apply.

Mr. Peruto asked if the proposed driveway would be elevated. Mr. Dumack stated that it would be slightly elevated at the culvert location, but that it would not be visible from Route 413.

Mr. Davis stated that if the new lot was intended for the owner’s personal use, why the existing driveway couldn’t be extended. Mr. Dumack stated that the stream would still have to be crossed, and that the proposed location resulted in the least amount of disturbance.

Mr. Canales noted that the Applicant would also need a variance for the variable length and width of the flag on lot #2. Mr. Marshall noted that the Board of Supervisors supported the variable flag, but that the waiver would be requested.

Mr. Halderman asked what steps were being taken to mitigate filling in the intermittent stream. Mr. Dumack stated that the stream was not being filled in and that disturbance would be minimal. Mr. Marshall added that stream crossing were a recognized practice, nothing would be destroyed, and that the Applicant was conducting a HEC-2 environmental study as required for a Special Exception. Mr. Marshall also noted that the Applicant would comply with all comments in the engineers’ letters, other than those items for which the Applicant was requesting waivers.

The Application was tabled so that the Applicant could apply for zoning relief to the Wrightstown Zoning Hearing Board.

Joint Comprehensive Plan: Mr. Davis noted that the Joint Zoning Council would review the definition of “semi-rural”. Also, the Delaware Valley Regional Planning Commission had made population projections to 2015 which he felt might be less helpful than projections to 2020.

Mr. Davis requested that the Commission review Chapters 4 through 6 for the next meeting. Copies would be made available to all Members.

There being no further business or comment, Mr. Halderman moved to adjourn at 8:40 PM. Mr. Perry seconded and the motion passed unanimously.

Respectfully Submitted:

Eileen M. Bradley
Township Administrator