

**WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION  
MINUTES OF MEETING OF FEBRUARY 9, 2006**

The Wrightstown Township Planning Commission met on Thursday, February 9, 2006 in the Community Room of the Village Library, 738 Penns Park Road, Wrightstown, PA. In attendance and voting were: Frank Davis, Chairman; John Fowler, Ann Mark, and Lary Whalen, Members. Also in attendance were: Township Engineer Mario Canales of Pickering Corts and Summerson, Township Planner Judith Stern Goldstein of Boucher and James, and Township Supervisor Jane B. Magne.

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

**Approval of Minutes:** Dr. Mark noted that page 2, paragraph one of the minutes of January 12, 2006, should read, "...make rear lot lines contiguous to increase open space."

*Mr. Fowler moved to accept the minutes of January 12, 2006, as amended. Dr. Mark seconded and the motion passed 4-0.*

**Anchor Nursery Major Subdivision Preliminary Plan:** Mr. Bob Dwyer of Land Property Trust was in attendance to review revised preliminary plans for subdivision of 33.17 acres fronting Route 413, Route 232 and Old Anchor Road. The revised plan has been divided into 10 residential lots and one A-6 nursery lot, containing the existing nursery building. The plan leaves 13 acres of open space. The front two lots on previous plans have been eliminated. All of the residential lots are on one cul-de-sac, accessing Rte. 232.

Mr. Dwyer said that he has attempted to keep the open space area along the stream. He will comply with the Boucher and James letter of February 2, 2006 and the Pickering Corts and Summerson letter of January 30, 2006. There are two stormwater management areas in the open space, and three of the septic systems are within the open space parcels.

In response to Mr. Davis' questions, Mr. Dwyer said that he has spoken to Mr. Dumack about Mr. Dumack's plan to subdivide his property. He is not willing to grant an easement for Mr. Dumack to access the cul-de-sac from his rear lot right now, because he does not want to complicate his own application.

Mr. Dwyer said that he wanted the Planning Commission to review this plan and give him some feedback on it. He said that he would need to go to the Zoning Hearing Board for some relief, but did not want to proceed in that direction until he knew whether the Commission would be satisfied with the changes he has made.

In response to questions from the Members, Mr. Dwyer said that the three front lots would be served by off site sewer systems with force mains. These would be maintained by the homeowners. The Commission briefly discussed the feasibility of one large main for the three houses, but agreed that, because this would require a homeowners association, individual mains would be better. These would be three separate lines to three separate systems. The systems would all be sand mounds. Some of the on-site sewer systems are within ten feet of the property lines because the lots have been kept small to preserve 43% of the property as open space. The Board of Supervisors had indicated that they would not be in favor of a community system.

Mr. Fowler questioned the current and possible future use of lot 11, which houses the nursery and is 7.36 acres. Mr. Dwyer said that the nursery office is currently on lot 11. One house could be placed on this lot. It would be deed restricted from further subdivision.

The Commission agreed that they support this revised plan. They suggested that Mr. Dwyer go to the Zoning Hearing Board for relief for the setbacks on some of the sewer systems and for the off-site systems. The plans should also be taken to the Board of Supervisors to discuss whether the open space would be dedicated to the Township.

Mr. Fowler suggested discussing a water source for the fire company with the fire marshal, as the stream might not be adequate for this.

The Commission agreed that they would recommend granting a waiver for the length of the cul-de-sac. They would prefer sidewalks on one side of the street only, and one streetlight at the entrance to the cul-de-sac.

The Commission agreed that they are in support of this plan, and commended Mr. Dwyer for reducing the number of lots, preserving the open space, and accessing the development only through Rte. 232.

In response to Mr. Davis's questions and concerns, Mr. Dwyer said that the lots would be developed with custom homes, probably about 4 bedrooms each. There would be sufficient room for outdoor amenities such as decks and patios, but the lots would not be big enough for tennis courts or large swimming pools.

Resident Suzanne Horlacher of Pheasant Lane commended Mr. Dwyer for the work he has done to minimize impact on the surrounding neighbors, providing buffering and preserving open space.

Resident Bill Serwell of Cherry Lane asked about the open space. Mr. Dwyer said that the open space would be offered for dedication to the Township, but it would be the decision of the Board of Supervisors to accept or decline.

The Commission agreed that, when Mr. Dumack subdivides, they would like to avoid a second access onto Rte. 413, and hoped that Mr. Dwyer would attempt to work out an agreement with Mr. Dumack to provide an access into this cul-de-sac.

Mr. Davis summarized the opinion of the Planning Commission of this proposed subdivision:

- Lot #11, currently housing one nursery office, would be deed restricted from further subdivision and could have one house;
- There would be a conservation easement on the front lots;
- There would be only one colonial style streetlight at the entrance to the cul-de-sac;
- Sidewalks would be provided on one side of the street;
- Mr. Dwyer will meet with the fire marshal to resolve an emergency water source;
- The force mains would not be placed under the public street;
- The north side of Anchor Run is not to be developed;
- The open space is to be delineated by a split rail fence, and;

- The open space will be offered to the Township for dedication if the Board of Supervisors is interested in accepting it.

**Proposed Zoning Amendment – Open Space:** Ms. Goldstein explained that the goal of this amendment is to separate open space from recreational land. This is the first draft. She suggested that the members carefully compare this draft with the current ordinance before discussing it at a meeting. The matter was tabled.

**Proposed Zoning Amendment – VC-1 – VR-1:** Ms. Goldstein said that this amendment was proposed by Upper Makefield Township to better regulate Bed and Breakfasts. The Commission reviewed the locations of VC-1 zoning districts in Wrightstown, and agreed that, as the proposed amendment is more restrictive, that they saw no objection to it.

*Mr. Whalen moved to recommend that the Board of Supervisors approve this amendment as written. Dr. Mark seconded and the motion passed 4-0.*

**Proposed Zoning Amendment 2006-01 – Group Homes:** Ms. Goldstein said that this amendment makes the JMZO compliant with the ADA and the Fair Housing Amendments. All of the concerns that the Commission had discussed have been addressed, including parking, size, and buffering.

*Dr. Mark moved to recommend that the Board of Supervisors approve this amendment as written. Mr. Whalen seconded and the motion passed 4-0.*

**Adjournment:** *Mr. Whalen moved to adjourn at 10:00 PM. Dr. Mark seconded and the motion passed 4-0.*

Respectfully Submitted,

Mary Donaldson  
Recording Secretary