

**WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION
MINUTES OF MEETING OF FEBRUARY 23, 2006**

The Wrightstown Township Planning Commission met on Thursday, February 23, 2006 in the Community Room of the Village Library, 727 Penns Park Road, Wrightstown, PA. In attendance and voting were: Frank Davis, Chairman; John Halderman, Vice-chairman; John Fowler, Dennis Keating, Ann Mark, and Lary Whalen, Members. Also in attendance were: Township Engineer Mario Canales of Pickering Corts and Summerson, and Township Planner Judith Stern Goldstein of Boucher and James.

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

Approval of Minutes: *Dr. Mark moved to accept the Minutes of February 9, 2006. Mr. Fowler seconded and the motion passed 4-0-2 with Messrs. Halderman and Keating abstaining.*

Frey Minor Subdivision Sketch Plan: Mr. James G. Frey was in attendance to present a plan to subdivide a 6.2738-acre lot into two lots in the CM zoning district. Lot 1 will contain the existing single-family dwelling and would measure 3.622 acres. Lot 2 would measure 2.651 acres.

Mr. Frey explained that he needs to pave his driveway, and was not sure whether he would meet zoning requirements to subdivide at some time in the future if he paved the existing driveway. He said that at some point in the next few years, he would like to move his landscaping business off of his property, subdivide his lot and build another house on the second lot. He does not plan to move the business or build the second house immediately.

Mr. Davis explained that the second lot, as it appears on the sketch plan, would require a variance from the Zoning Hearing Board. Once the lots are subdivided, the landscaping business would have to move, as neither lot would be large enough for the business. This would be the case even if the subdivision was only on paper and no changes were made to the property.

In response to questions from the Board, Mr. Frey said that the septic system on the sketch plan has been approved by the Board of Health. He has not considered using a shared driveway in order to divide the property into two three-acre lots. He said that he will comply with the review letters of Boucher and James dated February 16, 2006 and of Pickering Corts and Summerson dated February 2, 2006.

The Commission members again advised that once the lots are subdivided, the landscaping business would have to move, and suggested that Mr. Frey not file a plan until he is ready to move the business. They suggested that they would prefer to see the lots comply with the three-acre zoning requirement, and that Mr. Frey could ask for an informal review if he had a sketch plan for such a division.

Resident Jack Kristman of Penns Park Road asked if the plan shows a footprint for the second house.

Mr. Davis explained that the plan only outlines the building envelope as no building plans have been drawn yet.

Toll Brothers/Melsky/White Zoning Changes: Mr. Davis said that he had placed this on the agenda because the Upper Makefield Planning Commission had requested that the

other Planning Commissions in the Jointure write memos stating that they would not support a change in zoning for these tracts.

The Commission briefly discussed the possibility of Toll Brothers seeking a zoning change from CM to VR1 or VR2 zoning for the tracts. As there have been no plans submitted, the Commission felt it was inappropriate to comment at this time; however, they are disinclined in general to recommend approval of changes in zoning that permit greater density.

Other Business: Mr. Davis reported that there have been some additional changes suggested for amendments already reviewed by the Planning Commission, including the amendment for group homes, for VC-1 zoning and for active and passive open space. These revised amendments might come back to the Planning Commission.

The meeting adjourned at 9:00PM.

Respectfully Submitted:

Mary Donaldson
Recording Secretary