

**WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION
MINUTES OF MEETING OF MARCH 24, 2005**

The Wrightstown Township Planning Commission met on Thursday, March 24, 2005 in the Community Room of the Village Library, Penns Park Road, Wrightstown, PA. In attendance and voting were: Frank Davis, Chairman; John Halderman, Vice Chairman; John Fowler, and Ann Mark, members. Also in attendance were Mario Canales of Pickering Corts and Sommerson, Township Engineer and Rick Tralies of Boucher and James, Township Planner.

Call to Order: Mr. Davis called the meeting to order at 8:25 PM.

Approval of Minutes: *Mr. Fowler moved to accept the minutes of February 10, 2005. Mr. Halderman seconded and the motion passed 4-0.*

Gorski Tract – Minor Subdivision Preliminary Plan: Mr. Carl Sked of All County, Inc., Professional Planners and Land Surveyors, was present to discuss the Gorski Tract Preliminary Plan. He asked that the Commission review the letter of Pickering Corts and Sommerson dated January 14, 2005. He said that his client will comply with the points enumerated in the letter, but sought some guidance on a few.

Regarding sidewalks, (PC&S item 6) Mr. Davis suggested that Mr. Sked ask for a waiver.

Regarding the lot shape, (PS&S item 7), Mr. Sked said that the lots were configured to avoid moving large trees. He said that to preserve as many trees as possible, and to avoid some sight distance issues, he was proposing a shared driveway.

Mr. Canales advised the Commission that he and Mr. Sked's firm were still working out some stormwater issues, as discussed in item 10.

Mr. Davis recommended that a fee in lieu of open space be accepted.

In response to Mr. Halderman's question, Mr. Sked said that there would be no further subdivision of the property.

Mr. Davis asked if there could be a clause added to documents presented to future homeowners to hold the Township harmless of complaints arising from the proximity to the active quarries. Mr. Sked agreed.

Mr. Sked said that his client will comply with all items in the Boucher and James letter dated January 24, 2005.

Mr. Tralies noted that there is some confusion on item 1, and that he would like to see lots measured at a perpendicular point.

The Commission discussed whether a buffering is required along Cedar Lane (B&J item 4A), as Mr. Sked was not sure if such buffering is only required where the opposite property is an “intensive agricultural” use. It was agreed that the Ordinance requires the buffer for any “agricultural” uses.

In response to Mr. Davis’s question, Mr. Gorski said that he would subdivide the property and sell the lots, but would not build the homes.

In reviewing the Bucks County Planning Commission letter of February 2, 2005, Mr. Canales again noted that the stormwater plans were still under review.

Mr. Davis said that the Fire Marshal’s letter addressed matters for the builder, and was, as such, premature.

Mr. Jeff Mitchell of 910 Cedar Lane asked if the buffer that had been discussed would be planted on the Gorski property or along his side of Cedar Lane.

Mr. Tralies said that a hedgerow or fence would be required on the Gorski property.

Mr. Halderman moved to recommend that the Board of Supervisors approve the preliminary plan for the Gorski Minor Subdivision with the condition that it comply with the Pickering Corts and Sommerson letter of January 14, 2005, the Boucher and James letter of January 24, 2005, the Bucks County Planning Commission letter of February 11, 2005 and the Wrightstown Township Fire Marshal’s letter of January 24, 2005. Dr. Mark seconded and the motion passed 4-0.

Anchor Nursery Major Subdivision Preliminary Plan: Mr. Bob Dwyer was present to discuss the Anchor Nursery Preliminary Plan. He reviewed with the Planning Commission the history of the plan, noting that he had first presented a plan for townhomes, then for a 17 single-family home development. He noted that the Planning Commission had preferred the clustered townhomes, but the Board of Supervisors had preferred the more sprawling single family home development, however requesting that any homes facing Durham Road be removed.

Mr. Dwyer then presented his newest plan, which has eliminated homes along the Durham Road side of the development. There is no access onto Durham Road. This development has 12 single-family homes along one street with a cul-de-sac. A special exception and variance from the Zoning Hearing Board would be required for this access street to cross a floodplain. Mr. Dwyer said that he has reviewed a number of recent cases in the Commonwealth Court and he feels confident that he would be granted the relief needed.

The Commission discussed their concerns about locating some of the septic systems in open space, and within the calculated 100-year flood plain. Mr. Davis noted that the Ordinance does not permit any structures in the open space.

Mr. Dwyer explained that the perk tests have not yet been completed, and he hopes to be able to locate some of the septic systems closer to the property lines. None would be within the floodplain. He asked the Commission if they would prefer a community drip system.

The Commission agreed that they are very pleased with the general appearance of this newest plan and discussed whether a community drip system would be a better solution. Mr. Canales noted that there would have to be a treatment plant within the development. Any treatment plant would have to be accessible by a paved driveway wide enough for trucks. It was agreed that a drip system for such a small development would not be desirable, and the Commission would prefer to see the lots include septic systems.

Mr. Fowler said that he would like the area along Durham Road to remain open, and he was not sure he would support the idea of extending lot lines to include the septic systems. He noted that a few of the proposed septic systems were a long distance away from the homes.

Mr. Dwyer suggested possibly reconfiguring the nursery property to provide lots nearer to it with on-lot septic systems. He expressed concern that the soil might not be good in what is now open space "B", near the nursery.

Mr. Fowler also asked that additional buffering be included along the nursery parking area.

Dr. Mark expressed concern that the entrance road was too narrow to allow cars to park and wait for school buses. Mr. Dwyer agreed to widen the entrance.

In response to Mr. Davis' question, Mr. Dwyer said that he intended to subdivide and sell the lots. He said that at this time he does not intend to build the homes.

Mrs. Suzanne Horlacher of 97 Pheasant Lane said that she appreciated the design of this new plan. She noted that it is the least invasive plan and is very sensitive to its neighbors. She asked that buffering be provided along her lot line. Mr. Dwyer agreed to provide buffering.

Mr. Dwyer said that he would like to continue to work with DelVal Soils on testing, and would rework this plan to try to place septic systems within property lines where possible.

Mr. Davis suggested that Mr. Dwyer return to the April 14, 2005 meeting.

JMZO 2004-15: *Mr. Fowler moved to table discussion of JMZO 2004-15, as not all members had been provided with copies for advance review. Dr. Mark seconded and the motion passed 4-0.*

Mr. Fowler moved to adjourn at 10:00PM. Mr. Halderman seconded and the motion passed 4-0.

Respectfully Submitted,

**Mary Donaldson
Recording Secretary**