

**WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION
MINUTES OF MEETING OF MAY 12, 2005**

The Wrightstown Township Planning Commission met on Thursday, May 12, 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, Dennis Keating, Robert Lloyd and Ann Mark, members. Also in attendance were: Township Engineer Mario Canales of Pickering Corts and Sommerson, 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: *Mr. Fowler moved to accept the minutes of April 14, 2005. Ms. Mark seconded and the motion passed 3-0-3, with Messrs Davis, Lloyd and Keating abstaining.*

Gorski Sewage Facilities Planning Module: Mr. Davis provided copies of the Planning Module for the Commission to review. He said that he, as chairman, had signed the Planning Module to be forwarded to the Board of Supervisors, but asked the Commission to become familiar with the forms involved.

Ms. Goldstein explained that the Planning Module is required of developers as a method to prove that sewage can be handled in a manner consistent with the Township master plan. The Bucks County Health Department witnesses the testing of the system and the DEP approves it. She said that this particular planning module is very simple, as it involves only two sand mounds and two A/B systems.

Mr. Canales said that he reviews the more complicated systems, but simple systems are only reviewed by the Township Manager and the Planning Commission Chairman. He explained that the A/B system is a small alternative sand mound, about 5 feet wide by about 30 feet long and 18 inches high. This system is a packaged system used when a property does not qualify for a sand mound, and it requires more maintenance.

Mr. Halderman moved to recommend that the Board of Supervisors accept the Gorski Sewage Facilities Planning Module. Mr. Keating seconded and the motion passed unanimously.

Proposed Subdivision and Land Development Ordinance Amendment: Mr. Canales explained that this is the same amendment that the Commission had approved at the April 14, 2005 meeting. The Township Solicitor had made some small housekeeping changes, such as the removal of reference to Newtown Borough from the JMZO.

Mr. Lloyd moved to recommend that the Board of Supervisors approve this Subdivision and Land Development Ordinance Amendment. Mr. Keating seconded and the motion passed unanimously.

Proposed JMZO Amendment 2004-12 – Agricultural Sales: Mr. Davis said that this amendment was meant to regulate agricultural sales from nurseries and wineries as well as to regulate the keeping of livestock. It is trying to provide specific criteria because agriculture has become a “catch-all”.

Mr. Fowler suggested that they review some of the provisions, and use e-mail to send comments to one another and to Ms. Bradley, the Township Manager.

Supervisor Jane Magne was in attendance and said that the Joint Zoning Board had held a series of meetings with various members of the agricultural community who had input to help determine what they would need in order to remain as viable agricultural businesses.

Ms. Goldstein said that she felt this amendment needed very careful reading. It is not meant to restrict but to protect existing farms. It has become necessary as the area becomes residentially developed. This amendment deals with such things as agricultural entertainment.

The Commission reviewed the sections dealing with Livestock and Poultry, Nurseries and Greenhouses, Wineries and Vineyards, Farm Stands and Agricultural Entertainment.

Ms. Magne said that among the concerns with livestock was the overgrazing caused when horses are kept on small acreage. Mr. Canales noted that the three acres required to keep one head of livestock refers to three pervious acres. All impervious surfaces, such as house, barn and driveway are deducted before the three acres are calculated.

Mr. Davis said that in the discussions at the Joint Planning Commission a representative of Crossing Vineyards was present to discuss the importance of hosting events and wine education to the vineyard and winery business. There has been some concern in Newtown Township about the hosting of frequent large events, such as weddings, at a winery.

Mr. Davis and Ms. Magne said that a great deal of discussion had taken place about the percentage of land planted for agriculture and the percentage of product sold that is actually grown on properties when the provisions for farm stands and farm related entertainment was discussed. Some thought was given to allowing some fields to remain fallow during some growing seasons.

Ms. Goldstein again urged the Commission to carefully review all of the provisions, as they are important to protect the existing farm businesses.

Mr. Davis asked that a clean copy of the Amendment be e-mailed to Planning Commission members, and that comments be forwarded to Ms. Bradley.

Mr. Fowler moved to adjourn at 9:15 PM. Mr. Lloyd seconded and the motion passed unanimously.

Respectfully Submitted,

**Mary Donaldson
Recording Secretary**