

**WRIGHTSTOWN PLANNING COMMISSION
MINUTES OF MEETING OF MAY 13, 2004**

The Wrightstown Township Planning Commission met on Thursday, May 13, 2004 in the Community Room of The Village Library, Penns Park Road, Wrightstown, PA. Members present were Frank E. Davis, Ann Mark, John Fowler, Robert Lloyd and Norman Sommer. Absent were Members John Halderman, William Perry and Dennis Keating. Also present were Township Engineer Mario Canales of Pickering, Corts & Summerson, Inc., and Township Planner Judith Stern Goldstein of Boucher and James, Inc. Wrightstown Township Board of Supervisor Member Jane Magne was also present along with approximately 15 residents of Wrightstown Township. Chairman Davis called the meeting to order at 8:00 p.m.

On motion of Member Mark, seconded by Member Fowler, with all members voting approval, Minutes of the Meeting of April 22, 2004 were approved with one correction: Page two, paragraph two (public comment) it was noted that the sentence "Could the structure be designed..." was asked by the Applicant. Member Lloyd abstained from voting due to his absence on April 22nd.

Johnson/Vanni Subdivision Sketch Plan: Appearing for the Applicant were: Mr. Rick Johnson, Esquire; Mr. John Vanni; Mr. Al Demerich, Engineer, of Winokur Associates. Discussion involved the property at 359/369 Brownsburg Road, consisting of parcels #53-012-072-010 and 53-012-072-006

Review letters received were: Pickering, Corts & Summerson, Inc., letter dated April 13, 2004; Boucher & James, Inc., letter dated April 14, 2004; and Bucks County Planning Commission letter dated April 20, 2004.

Discussion centered on the wooded areas and steep slopes of the land: alluvial Brownsville and floodplain soils on the property as well as other natural features. Presently, there was an existing dwelling on the site which may be remodeled or demolished and replaced. The Commission planned on installing a loop road instead of the long cul-de-sac on the Sketch Plan. The proposed and/or future uses of woodlands, a trail along Brownsburg Road, and access along Brownsburg Road were also discussed.

Mr. Johnson stated that a homeowners association was unfavorable to Members of the Board of Supervisors, as was building a bridge over the stream to provide access to the open space, according to earlier conversations with the Board. Access of emergency response vehicles, a walking trail along Brownsburg Road, maintenance of open space if the Township were to own the acreage were all stated concerns of the Commission.

General discussion focused on the Route #413/Brownsburg Road connection, school bus travel entering and leaving Brownsburg Road, and all site-specific issues noted above.

Member Lloyd suggested the Board of Supervisors be asked to seriously consider Item #5.D in the Boucher & James letter dated April 14 regarding open space. The Applicant was advised that there were presently several subdivisions planned along Brownsburg Road and future

reconstruction of the road was a future consideration. Developers of sites would potentially be requested to support such undertaking. One suggestion offered to the Applicant was to consider clustering the dwellings in order to allow additional open space.

Mr. Canales indicated that the Applicant would need to seriously consider the letter from the Fire Marshal about emergency access. Member Fowler suggested that the Applicant dialogue with the Board of Supervisors about these issues, particularly open space matters, access to Route 413 from Brownsburg Road, and other major issues of the proposal.

Public Comment: Residents and neighbors dialogued with the Applicant about drainage, traffic, impact of storm water across Brownsburg Road in winter weather, open space, linking open basin with Orleans basin on adjoining property.

The Applicant indicated that percolation tests would be done in early June, indicating that neighbors would be advised as required.

Other Business: Proposed JMZO #2004-04: Conditional Uses/Special Exceptions: The proposed ordinance revised the JMZO to consolidate and make uniform regulation for conditional uses and special exceptions. On motion of Member Fowler, seconded by Member Lloyd, and approved by all Members present, JMZO #2004-04 was recommended for approval by the Board of Supervisors.

Proposed JMZO #2004-11: Agricultural Soils: The proposed ordinance revised the JMZO to provide for revised protection standards for agricultural soils and open space buffer yard requirements. On motion of Member Fowler, seconded by Member Lloyd, and approved by all Members present, the proposed ordinance was tabled due to errors.

Proposed JMZO #2004-12: A-6 Uses: The proposed ordinance revised the JMZO to set new guidelines for A-6 uses and to limit the number of livestock in an A-1 Use. Members discussed minimum lot acreage, limitations of occupying the tract, livestock restrictions/limitations, relationship to neighborhoods, and listened to comments from Supervisor Magne.

On motion of Member Fowler, seconded by Member Mark and approved by all Members present, the Commission recommended the Board of Supervisors direct creating a document which would separate the re-zoning of Chippewa Farm as an independent Amendment or inclusion in the SALDO. Ms. Goldstein would prepare a document regarding specific concerns and deliver this at the next meeting of the Commission.

On motion of Member Fowler, seconded by Member Lloyd, and approved by all Members present, JMZO #2004-12 was tabled for further discussion.

Adjournment: There being no further business to come before the Commission, the meeting

was adjourned on motion of Member Fowler, seconded by Member Sommer and approved by all Members present.

Respectfully submitted,

Ethel K. Hibbs
Secretary