

**WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION
MINUTES OF MEETING OF THURSDAY, JULY 14, 2005**

The Wrightstown Township Planning Commission met on Thursday, July 14, 2005 in the Community Room of the Village Library, 729 Penns Park Road, Wrightstown, Pa.

Members present were Chair Frank E. Davis, Robert Lloyd, John Fowler, Dennis Keating, William Perry, and Lary Whelan. Absent were Members John Halderman, Norman Sommer and Ann Mark. Also in attendance were Township Engineer Mario Canales of Pickering, Corts & Summerson, Inc., Township Planner Judith Stern Goldstein of Boucher & James, Inc., and Township Administrator Eileen M. Bradley.

Chairman Davis called the meeting to order at 8:05 p.m., requesting approval of Minutes of the Meeting held on June 23, 2005. *On motion of Member Lloyd, seconded by Member Whelan and approved by all present, Minutes were approved as presented.*

Datesman Planning Module: Appearing for the applicant was Mr. David Linahan of Yerkes Engineers, who presented details of a community drip irrigation septic system to serve the Datesman subdivision consisting of 16 homes.

Discussion centered around the orchard grass to be grown in the drip fields; the number of gallons per day of effluent that would be generated by the development; ownership of the system; testing of monitoring wells for contaminants such as nitrogen and phosphates.

Several residents asked to view a site plan of the proposed development.

On motion of Member Lloyd, seconded by Member Whelan and approved by all present, the Datesman Major Subdivision Sewage Facilities Planning Module was recommended for approval and forwarded to the Board of Supervisors. All were in favor.

CVS Land Development Plan: Appearing for the applicant was Mr. Eric Tobin, Esquire; Mr. Michael Meister of County Builders; Mr. Mark Roth, P.E. of McMahon Associates, Inc., traffic engineers; and Mr. Jodi Litus, P.E. of Tri-State Engineers, Inc. The Applicant proposed to construct a 9768 square foot building with a 3000 square foot basement to be used as a CVS drugstore on the property known as the former Old Anchor Inn.

Mr. Tobin noted that the Applicant had contacted Kathy Auerbach and had met with the Board of Supervisors to discuss concept elevations for the proposed building which were based on photographs of the Old Anchor Inn. Member Davis asked if the Applicant would consider submitting the elevations to the Wrightstown Historic Commission for their advice.

Member Fowler questioned plans for proposed signage. Mr. Meister said that signs would be internally lit letters in an off-red color. Mr. Tobin added that signage would be installed by CVS, and would either comply with all ordinances, or CVS would apply to the Wrightstown Zoning Hearing Board for a variance.

Member Keating asked if there would be a canopy over the drive thru window. Mr. Meister said that there was not one proposed, as it would violate the zoning ordinance. Mr. Canales said that the Applicant would need a variance for a canopy if one was proposed.

Mr. Roth stated that roadway frontage improvements would comply with PADOT requirements. Along Route 232, there would be a 200 foot deceleration lane with a 100 foot taper. Along Route 413, there would be a right turn lane with some road widening to accommodate a left hand lane that would stack approximately 3 to 4 cars. The proposal met PADOT requirements for site distance. Mr. Roth added that an application had not been submitted to PADOT.

Mr. Canales noted that Township Traffic Engineer, Pennoni Associates disagreed with the roadway proposal.

Member Fowler asked if sidewalks had been proposed. Mr. Meister said that sidewalks were not proposed, as he felt they would not be safe. Member Fowler noted that if Wrightstown Township continued to approve developments without sidewalks, we would be forcing automobile usage.

Mr. Litus stated that the Applicant would provide aerial photographs that would indicate existing features within 100 feet of the proposed development.

Mr. Tobin indicated his belief that the proposed parking was an existing non-conformity that did not require a variance. The Applicant proposed 51 parking spaces, with some held in reserve. Mr. Davis said that the Applicant should discuss the issue with the Township Solicitor and the Wrightstown Zoning Hearing Board.

Mr. Meister indicated that hours of operation would be 9:00 a.m. to 9:00 p.m. He indicated that after-hours deliveries with small trucks could be arranged to accommodate the confined delivery zones.

The Pickering, Corts and Summerson, Inc. letter of June 21, 2005 was reviewed. Mr. Tobin noted that Item #9 would be discussed with the Township Engineers; Item #18 would be reviewed to insure that grading would remain completely outside the dripline of existing trees; Item #27 would consist of a separate application by CVS for signage; the Applicant would comply with all other items.

The Boucher and James, Inc. letter of June 30, 2005 was reviewed. The planting strip in Item 3.A & C would require relief from the Wrightstown Zoning Hearing Board; Item 4.B would require a waiver and the Applicant would perform calculations to determine how many trees under the required amount would be proposed; Item 4.D would be discussed further with the Applicant.

Mr. Canales asked if the Applicant would consider placing timers on external lighting. The Applicant indicated that it could be worked out with the Board of Supervisors.

On motion by Member Fowler, seconded by Member Lloyd, the Commission unanimously recommended the CVS Land Development Plan to the Board of Supervisors with the following conditions:

- *That the Applicant comply with all items in the Pickering, Corts and Summerson, Inc. letter of June 21, 2005, the Boucher and James, Inc. letter of June 30, 2005, and the Fire Marshal letter of July 8, 2005.*
- *That the Applicant complete a Phase I Environmental Study.*
- *That all signage be in compliance with current ordinances, with no internally lit signage.*
- *That all waivers be granted to the Applicant.*
- *That the existing foundation of the Old Anchor Inn be completely removed.*
- *That any wells be abandoned per requirements of the Bucks County Health Department.*
- *That the Applicant identify hours of operation and deliveries.*

- *That the lighting plans serve to reduce lighting levels after hours.*
- *That the Applicant submit elevations and renderings to the Wrightstown Historic Commission.*
- *That the proposed parking be reviewed by the Township Solicitor to determine if a variance is required.*
- *That deliveries be limited to straight trucks.*
- *That the Applicant submit a plan for delivery hours.*

Codified Ordinance: The Commission discussed the proposed Codified Ordinance. Mr. Davis noted that there should be a definition of the word “truck”; that clarification was needed for streets marked “no thru trucks” versus local deliveries; that clarification was needed for weight restricted roads that were also marked as “no thru trucks”. *Member Fowler made a motion, seconded by Member Keating to have the Chair review the Codification. All were in favor.*

Lighting Ordinances: The Commission discussed five (5) sample lighting ordinances. The Chair asked Members to review the ordinances further for a future meeting.

Joint Municipal Zoning Ordinance Amendment: 2004-12: Agricultural Sales: The Commission discussed the proposed Jointure amendment. *On motion by Member Fowler, seconded by Member Lloyd and all Members agreeing, the Commission recommended the Proposed Agricultural Sales Ordinance for passage.*

Adjournment: There being no further business to come before the Commission, the meeting was duly adjourned at 9:55 p.m. on motion by Member Keating, seconded by Member Fowler. All were in favor.

Respectfully submitted,

Eileen M. Bradley
Township Administrator