

**WRIGHTSTOWN PLANNING COMMISSION  
MINUTES OF JULY 27, 2006**

The Wrightstown Township Planning Commission met on Thursday, July 27, 2006 in the Community Room of the Village Library, 727 Penns Park Road, Wrightstown, PA. In attendance and voting were: Frank Davis, Chairman; John Fowler, Ann Mark and Lary Whalen, Members. Also in attendance were: Township Engineer Mario Canales of Pickering Corts and Summerson, Inc. and Township Planner Rick Tralies of Boucher and James, Inc.

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

**Approval of Minutes:** Mr. Davis said that page two, paragraph two should read "... at the entrance to the development" and that paragraph three read, "...He asked for these to be submitted for review."

*Mr. Fowler moved to accept the Minutes of July 13, 2006, as corrected. Dr. Mark seconded and the motion passed unanimously.*

**Worthington/Plappert Minor Subdivision – Preliminary/Final Plan:** Attorney Don Marshall represented the Applicants, James and Dianna Plappert. He said that this is a minor subdivision of an 11.07-acre parcel on lot #7 on the northeast side of Penn Oak Trail into two parcels of approximately 5.5 acres each. Lot #7 will contain the existing two-story house, and a two-story house is proposed for lot #7A. The proposed dwelling will take access from Penn Oak Trail by means of a private driveway.

Mr. Marshall reviewed the letters of Boucher and James dated April 27, 2006, of Pickering Corts and Summerson dated March 30, 2006 and Bucks County Planning Commission dated February 24, 2006. He indicated that his client will comply with the letters. Regarding open space, his clients would request to pay a fee in lieu of dedicating land to the Township.

The applicant is seeking waivers from the requirement to make improvements to the existing streets and from the requirement to provide curbing and sidewalks. Mr. Marshall agreed to provide this request in writing, stating in full the grounds and unreasonableness or hardship on which the request is based.

In response to Mr. Davis' questions, Mr. Worthington said that Worthington Custom Builders would be purchasing lot #7A. The proposed dwelling would have a fire sprinkler system. There has not been a review of the application by the Fire Marshal, or if there has been, Mr. Marshall and Mr. Worthington have not seen it.

The Commission discussed conservation easements. Mr. Canales explained that the Ordinance would permit some disturbance of woodlands, but conservation easements would limit that disturbance. Mr. Marshall would work with the Township Solicitor on

preparing easements that would protect the woodlands, but would be acceptable to the Plapperts.

Mrs. Plappert agreed that she did not intend to further subdivide her property and would be willing to discuss some conservation easements, as it is her intention to protect the woodlands.

*Mr. Fowler moved to recommend that the Board of Supervisors approve the Preliminary/Final Plan of Worthington/Plappert Minor Subdivision with the conditions that the plan comply with the Bucks County Planning Commission letter of June 20, 2006, the Boucher and James letter of July 6, 2006, and the Pickering Corts and Summerson letter of June 29, 2006. The Commission further recommends conservation easements for both lots. The Commission supports requests for waivers from SALDO Section 503-H, requiring improvements to existing streets, and from Section 505.A, which requires widening, curbs and sidewalks, recommending that a fee in lieu of such improvements be paid. Dr. Mark seconded and the motion passed 4-0.*

*Dr. Mark moved to adjourn at 8:45 PM. Mr. Whalen seconded and the motion passed 4-0.*

**Respectfully submitted:**

**Mary Donaldson  
Recording Secretary**