

**WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION  
MINUTES OF MEETING OF DECEMBER 8, 2005**

The Wrightstown Township Planning Commission met on Thursday, December 8, 2005 in the Township Municipal Building, Penns Park Road, Wrightstown, PA. In attendance and voting were: Frank Davis, Chair, John Fowler, Dennis Keating, Ann Mark, and William Perry, Members. Also in attendance were: Township Engineer Mario Canales of Pickering Corts and Summerson, Inc., Township Planner Rick Tralies of Boucher and James, Inc., and Township Supervisor Jane B. Magne.

**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 November 10, 2005. Dr. Mark seconded and the motion passed 5-0.*

**Plappert/Worthington Minor Subdivision Sketch Plan:** Chance J. Worthington and Rick Butkiss were present to review a sketch plan for the subdivision of an 11.07 acre parcel at 71 Penn Oak Trail into two lots, a new lot of 5.57 acres, and the lot with the existing home of 5.5 acres.

The Commission reviewed the Pickering Corts and Summerson letter of June 20, 2005. Mr. Worthington said that he will comply with all items. In response to Mr. Fowler's question, Mr. Worthington said that he will comply with the deed restriction for further subdivision of the lots.

Mr. Tralies explained that the Boucher and James review letter had been sent to the wrong address and had to be resent. Mr. Worthington said that he had only received it that morning, and had not had a chance to carefully review it, however, it appeared to have few comments, and he thought he will comply with them.

The Commission discussed septic systems. Mr. Worthington said that the soil has perked, and he expects to have sand mounds in front of each lot.

Mr. Worthington said that the existing driveway is not on the property of the existing house. He briefly discussed cross-easements, or possibly moving the lot line. The driveway had been included in the impervious surface calculations. Mr. Worthington said that he would be building a 7,000 square foot house on the new lot. This would require an 11% disturbance of woodlands. The wells have not been located yet.

Mr. Davis expressed some concern about limits on additional improvements that the homeowners would want to add. This plan would have very limited room for such things as tennis courts.

The Commission discussed the distance between the existing shed and the proposed new house. Mr. Worthington said that he and Mr. Butkiss would work on the design plans to comply with the distance requirements.

In response to Mr. Worthington's question, Mr. Fowler said that the Board of Supervisors would decide whether to accept a fee in lieu of street improvements.

The Commission agreed that the plan should next be reviewed by the Board of Supervisors.

**Fisher/Snider Minor Subdivision Sketch Plan:** Mr. Fred Fisher, Ms. Kathleen Snider and Mr. Adam Crews of Thomas Crews Engineering were present to discuss a plan to subdivide lot number 2, 66 Penn Oak Trail into two lots. The existing house will be on lot 1. Lot 2 would be three acres.

The Commission reviewed the Pickering Corts and Summerson letter of November 21, 2005. Mr. Canales asked for documentation of wetlands and riparian buffers. Mr. Crews said that the study had been done this past summer by Tom Courdry. Mr. Canales said that he would consider a waiver from the requirement for Jurisdictional Determination from the Army Corp of Engineers after reviewing this documentation.

Mr. Crews asked for a deferment from item 6, providing a stormwater management plan, until the design of the house has been completed. He said that an underground storage system would be used. Mr. Canales asked that this be noted on the plan.

Mr. Davis noted that there are two wells on the property right now. Mr. Crews said that one of the wells is not in use.

In response to Mr. Fowler's question, Mr. Fisher said that he would agree that there would be no further subdivision.

In reviewing the Boucher and James letter of November 3, 2005, Mr. Tralies said that there had been some concern that the new lot would not have the minimum frontage, and would be considered a flag lot. He suggested that Mr. Canales and the Zoning Officer meet with Ms. Snider and Mr. Fisher to discuss this further. If lot 2 were a flag lot, there would be requirements for deed restrictions, as lot 2 would not meet the minimum lot size requirement. The stem of a flag lot is not included in the calculation of lot area.

Mr. Crews asked to discuss item 3A, parking in the side yard with the Solicitor and Mr. Canales. All other item is the review letters would be complied with.

In response to Mr. Fowler's question, Mr. Fisher said that the streams on the property are intermittent.

The Commission recommended that Mr. Fisher and Ms. Snider meet with Mr. Canales, Ms. Goldstein and the Zoning Officer before bringing the plan to the Board of Supervisors.

**Lighting Ordinance:** The commission reviewed the most recent changes to the proposed lighting ordinance, and the comments sent by Supervisor Pogonowski. Mr. Canales noted that holiday lights were limited to a sixty day period, sodium vapor lights were to be permitted, and restrictions had been removed from flagpole lighting.

Mr. Fowler, Dr. Mark and Mr. Perry all would want the flagpole restrictions reinserted. Mr. Fowler noted that other sections of the ordinance, dealing with nuisances, would address complaints about flagpole lighting.

Mr. Canales reviewed proposed language for canopy lighting for gas stations and other businesses. The Commission chose the first paragraph, which had more detailed language.

The Commission suggested that horse rinks be included in the section on recreational lighting, and that such lights be extinguished at 10:00 PM.

**Proposed Joint Municipal Zoning Ordinance Amendment:** The Commission reviewed a proposed amendment to change the zoning of a parcel on Durham Road in Newtown Township from PS-2 to R-2.

McGrath Homebuilders would like to develop the parcel as age qualified housing. The Members briefly discussed some concerns about possibly increased traffic.

The Commission agreed to send this proposed amendment to the Board of Supervisors without comment.

*Mr. Fowler moved to adjourn at 10:00PM. Mr. Keating seconded and the motion passed unanimously.*

**Respectfully Submitted;**

**Mary Donaldson  
Recording Secretary**