

**WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION
MINUTES OF MEETING OF MARCH 8, 2007**

The Wrightstown Township Planning Commission met on Thursday, March 8, 2007 in the Community Room of the Village Library, 729 Penns Park Road, Wrightstown, PA. In attendance and voting were: Frank Davis, Chair; Members Dr. Ann Mark, James Peruto and Lary Whelan. Also in attendance were: Township Engineer Mario Canales of Pickering, Corts and Summerson, Inc.; Township Planner Judith Stern Goldstein of Boucher and James, Inc., and Township Administrator Eileen M. Bradley.

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

Approval of Minutes: The Minutes of the Meeting of January 25, 2007 were approved unanimously on a motion by Dr. Mark, and seconded by Mr. Peruto.

Old Business: Anchor Nursery Major Subdivision Preliminary Plan: Appearing for the Applicant was Mr. Robert Dwyer of Land Trust Properties.

Mr. Dwyer indicated that he would comply with all issues outlined in both the Pickering, Corts and Summerson, Inc. letter of February 23, 2007 and the Boucher and James, Inc. letter of February 23, 2007. Mr. Dwyer said that he be

- *compliance with the Pickering, Corts and Summerson, Inc. letter of February 23, 2007 and the Boucher and James, Inc. letter of February 23, 2007;*
- *that an aeration pump be installed in the wet basin;*
- *that consideration is given to accommodate access for adjoining property owner Mr. Dumack.*

The motion passed on a vote of 3 to 1, Mr. Davis opposed.

Mendonca Conditional Use: The Applicant did not appear at this hearing.

Ms. Goldstein indicated that all site capacity calculations for the Application were based on the combined acreage of four adjoining lots. The Applicant, however, only sited one lot. She felt that the Application warranted the consolidation of all four lots. The Application asked for 13 horses, but the barn contained 18 stalls.

Mr. Canales stated that the number of parking spots was under question, as plans were ambiguous.

On motion of Mr. Whelan, and seconded by Dr. Mark, and approved by all Members present, it was moved to recommend the Application to the Board of Supervisors for approval subject to the following:

- *compliance with the Pickering, Corts and Summerson, Inc. letter of February 8, 2007 and the Boucher and James, Inc. letter of February 21, 2007;*
- *consolidation and deed restriction from further subdivision of all four parcels in common ownership;*
- *prohibition from holding horse shows;*
- *submission of an approved manure management plan;*
- *written approval of the Wrightstown Township Fire Marshal.*

New Business: Comprehensive Plan Review: Chapter IV: Existing Land Use: Dr. Mark indicated interest in seeing pie charts and an additional column for percentage change be added to the chapter. Ms. Goldstein felt that a definition of “vacant land” would be useful.

Chapter V: Demographics: All members indicated a desire for projections to extend to 2020. Section 6-8 and 6-9 should be omitted along with future job creation sections.

There being no further business or comment, Dr. Mark made a motion, seconded by Mr. Peruto, the adjourn the meeting at 9:25 p.m. All were in favor.

Respectfully Submitted,

Eileen M. Bradley
Township Administrator