

**WRIGHTSTOWN PLANNING COMMISSION
MINUTES OF MEETING OF SEPTEMBER 13, 2007
DRAFT**

The Wrightstown Township Planning Commission met on Thursday, September 13, 2007 in the Township Building, 2203 Second Street Pike, Wrightstown, PA. In attendance and voting were: Frank Davis, Chair; John Fowler, Ann Mark, William Perry, James Peruto, Joseph Conroy and Lary Whalen, Members. Also in attendance were: Township Planner Rick Tralies, Township Engineer Mario Canales and Township Administrator Eileen M. Bradley.

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

Approval of Minutes: *John Fowler moved to accept the Minutes of July 12, 2007. Dr. Mark seconded and the motion passed unanimously.*

Pineville Tavern Land Development Plan: Appearing for the Applicant, Dishes, Inc., were Mr. Don Marshall, Esquire and Mr. Andrew Abruzzese, owner. The Applicant presented a Land Development Plan for an addition to the Pineville Tavern with corresponding additional parking area and the installation of stormwater management. The Applicant had applied for and was granted a variance to allow 64% impervious coverage.

The Commission reviewed the following: the Pickering, Corts and Summerson, Inc. letter dated August 27, 2007; the Boucher and James, Inc. letter dated September 6, 2007.

Mr. Canales stated that stormwater management plans had been resubmitted this week, but had not been fully reviewed. While the proposal would work, there would be no positive outflow. There was presently no stormwater management on the parcel.

Mr. Fowler requested a water impact study be done, as neighboring wells were very close. Mr. Marshall indicated that the Applicant proposed to increase usage by only 300 gallons per day, and that a water study was not warranted.

Dr. Mark requested that the first two parking spaces be designated as employee parking, so as to reduce the frequency of pull-outs that might cause a stacking problem on Pineville Road.

Mr. Peruto made a motion to recommend approval of the Pineville Tavern Land Development Plan with all requested waivers to the Board of Supervisors subject to the following conditions:

- *Compliance with all consultant engineer's letters;*
- *The completion of a water impact study;*
- *Designation of specific employee parking toward the entrance of the parking lot (the first two spots).*

The motion was seconded by Dr. Mark and unanimously approved by all Members.

Courtyards Land Development Final Plan: Appearing for the Applicant were: Mr. Don Marshall, Esquire; Mr. Heath Dumack, engineer; Mr. Bill Messick; Mr. Alan Cantor and Mr. John Donahue, owners.

The Commission reviewed the following: Pickering, Corts and Summerson, Inc. review letter dated September 6, 2007; Boucher and James, Inc. review letter dated September 6, 2007; Pennoni Engineering review letter dated June 7, 2007.

Mr. Messick presented proposed elevations. Mr. Marshall indicated that additional buffering had been added and approved by two adjoining neighbors.

Mr. Tralies pointed out that the loading dock area required a minimum aisle width of 25 feet and the lane was only 22 feet. Mr. Marshall believed that Preliminary approval had been granted, and that there had been no change to this aspect of the plan. Mr. Dumack added that as the lane was one-way, the full 25 feet would not be needed. Mr. Tralies stated that the Joint Municipal Zoning Ordinance did not make such a distinction.

Dr. Mark made a motion to recommend approval of the Courtyard at Penns Crossing Land Development Final Plan subject to compliance with all consultant engineers' letters. The motion was seconded by Mr. Perry and approved unanimously by all Members.

Subdivision and Land Development Ordinance: *On motion by Mr. Whelan, seconded by Dr. Mark and approved by all Members, the Subdivision and Land Development Ordinance was recommended for adoption by the Board of Supervisors.*

JMZO 2007-04: Zoning Change POS to EIR: *On motion by Mr. Peruto, seconded by Mr. Whelan and approved unanimously by all Members, the proposed Zoning Map Amendment was tabled until such time as Newtown Township could present additional information to the Commission.*

There being no further business or comment, Dr. Mark made a motion, seconded by Mr. Peruto, to adjourn the meeting at 9:35 p.m. All were in favor.

Respectfully Submitted:

Eileen M. Bradley
Township Administrator