

**WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION
MINUTES OF MEETING OF MARCH 27, 2003**

The Wrightstown Township Planning Commission met on Thursday, March 27, 2003 in the Community Room of The Village Library, 729 Penns Park Road, Wrightstown, Pa.

Members present were Frank E. Davis, John Halderman, Joseph Colombo, Robert Lloyd, Dennis Keating and Ann Mark. Also attending were Supervisor Jane Magne, Township Engineer Mario Canales of Pickering, Corts & Summerson, Inc., and Township Planner Judith Stern Goldstein of Boucher & James, Inc.

Members of the audience present were residents and/or neighbors of a property owner appearing for Conditional Use approval.

Chairman Davis called the meeting to order at 8:00 P. M., requesting approval of Minutes of the Meeting held on March 13, 2003. On motion of Member Halderman, seconded by Member Lloyd and approved by all present (Members Fowler and Mark abstained due to absence at that meeting), Minutes were approved as corrected.

Ruggiero Conditional Use Application: Ms. Kerey Ruggiero, Applicant, was present and invited to explain her proposed plans to the Commission. She stated she plans to develop an in-home Day Care program for 11 (maximum) autistic children. She stated that she has reviewed the zoning regulations with the County and the Township. The barn, proposed to be expanded, is a pre-existing, non-conforming structure on her property.

She has secured approval to install a drip irrigation septic system, but will be required to own five acres of ground for the proposed census of children; presently owning 4.6 acres and plans to rent additional ground from a neighboring property.

Ms. Goldstein advised the applicant that she would be required to own the ground which would require her securing ownership.

Chairman Davis advised the applicant of potential obstacles relating to impervious surface requirements, septic system requirements, Pa. State licensing requirements, parking accommodations, outdoor play area fencing, the present swimming pool would need fencing, the number of horses presently on the property, the number of vehicle trips expected to be generated by the Use and other matters discussed by Commission members with the applicant.

The Conditional Use Application matters were reviewed by Ms. Goldstein and referred to the Joint Municipal Zoning Ordinance (Primarily Item #5, Page 331).

Members of the Commission questioned Ms. Ruggiero about matters relating to the minimum acreage, number of staff members anticipated, timing, and number of children

on site at any given time. It was noted that the Commission was helping the applicant become more acutely aware of matters of concern, legality and compliance with the application requirements.

Ms. Goldstein interpreted the zoning issues which would require further consideration by the applicant, and noted the insufficiencies of facilities on the plan presented as a major concern. Mr. Canales interpreted parking space issues for day care use.

Chairman Davis noted to the audience that residents/neighbors would be heard at this time in the "Public to be Heard" portion of the agenda, requesting anyone desiring to speak to give their name to the secretary and to dialogue with the Commission.

Resident Jim Silantri of Mill Creek Road had spoken at the meeting held on March 13 and re-stated his concerns and comments about property value, traffic and the proposed use.

Resident Tony Schiano of Washington Avenue stated concerns relating to a lessening of property values. Mrs. Schiano, a Council Rock School District teacher, noted services presently offered by the School District and questioned duplication.

Resident Jim McClinton of Washington Avenue stated his concerns involved additional traffic, the lessening of property values, and current fencing of the pool.

Mr. Dan Bush of Washington Avenue and Mrs. Deems of Washington Avenue noted concerns of present maintenance matters on the property.

Chairman Davis inquired of the applicant what reaction the children might have if and when the fire siren sounded; Fear, Nervousness, or Anxiety. He also discussed a drip irrigation septic system and required maintenance.

Member Keating inquired about state licensing. Ms. Ruggiero stated that she is a certified psychoanalyst and planned to hire an employee with a Master or Doctorate degree.

Member Perry inquired about the potential for property value decline and asked about other neighboring properties with more than one use.

Chairman Davis requested the applicant consider issuing an extension of time through April 30, 2003 or beyond, if necessary and the applicant was advised to engage the services of her attorney and engineer with the comments made in order to help her through the application process. Note: information shared and suggested was to be construed as constructive and was appreciated by the applicant. Suggestions were: to give up the horses presently on the property; acquire additional acreage; speak to Township Manager Bradley; explore other options of operation.

On motion of Member Perry, seconded by Member Keating, with all members voting approval, the Application for Conditional Use was tabled.

Adjournment

There being no further business to come before the Commission, the meeting was duly adjourned.

Respectfully submitted,

Ethel K. Hibbs
Secretary