

**Minutes from the
DOYLESTOWN TOWNSHIP PLANNING COMMISSION
Regular Meeting**

March 28, 2011

The Doylestown Township Planning Commission Regular Meeting was held at 7:00 p.m., Monday, March 28, 2011 in the Doylestown Township Municipal Building, 425 Wells Road, Doylestown, PA. Members of the Planning Commission in attendance included: Chairman; George Lowenstein, Vice Chairman; Judy Hendrixson, Thomas Kelso, Edward Redfield, and Kenneth L. Snyder. Also present: Board of Supervisor Liaison; Richard F. Colello, Township Manager; Ms. Stephanie J. Mason and Planning Consultant; Ms. Judy Stern Goldstein

Review of Minutes:

In a form of a motion, by Mr. Redfield, seconded by Ms. Hendrixson the February 28, 2011 Planning Commission Regular Meeting minutes were approved.

Motion was adopted 5 to 0.

Public/Commission Comments: None

Pine Run Community – Revised Final Land Development Plans

Pine Run Community Attorney; Mr. G. Michael Carr presented the commission with a revised Final Land Development Plan from December 19, 2006, to include the addition of several sunrooms along various units in the community. The modifications includes an additional 27 sunrooms, totaling 5,400 square feet will increase the net imperious surface within the 5,600 square feet and a decrease in net imperious surface by removing 1,573 square feet of paved areas and driveways meeting township's requirements.

Also, applicants will seek variance approval from the Zoning Hearing Board to increase non-conformities with regards to setbacks by showing three sunrooms are proposed within the required front yard setbacks and ten sunrooms are proposed within the required rear yard setback as per ZO Section §175-64.A(3), upon the recommendation of the commission to approve the Pine Run Community Final Land Development Plan presented this evening.

Mr. Carr then informed the commission the applicants will comply with all comments and address issues as presented in letters from Boucher & James (March 23, 2011) and Pickering, Corts & Summerson, Inc. (March 23, 2011) to the satisfaction of the Township Engineer; Mario Canales.

Mr. Lowenstein questioned if the revised plans were to be submitted as a new land development plan. Mr. Carr indicated as per his meetings with township staff, it was the consensus to submit the plans as a revision from the previously approved February 6, 2007 Revised Land Development Plan.

Ms. Stern Goldstein questioned if the rear setback requirements will be addressed. Cowen Associates' Engineer; Scott P. McMackin, P.E. proposed replacing the existing imperious surface by creating a loop access road along the rear of the property in the form of a walking trail wide enough for vehicular access with stabilized shoulders to offset the setback. Mr. Carr offered to meet with Mario Canales and Judy Stern Goldstein to sort through issues and make sure the plans is consistent with township requirements.

Ms. Stern Goldstein then questioned the addition of Appendix F Complex replacement for the Pine Run Community revision, which does not appear on the approved plans of February 6, 2007. Mr. McMackin believes Appendix F may have been related to plans for a generator pad, and currently does not exist.

Mr. Redfield questioned if stormwater measures have been implemented to avoid flooding off Ferry Road and behind the community. Mr. McMackin indicated stormwater measures will be placed to mitigate the flooding problems, but is unaware of any problems along the back of the community.

Resident; Patty Price informed the commission her home was one of the properties affected by the flooding but are was not continuous. She then questioned how the master development plan will impact the roads. Mr. McMackin answered; a new stormwater management plan will be created once the master plan is approved.

In the form of a motion, Mr. Kelso, seconded by Mr. Snyder the Doylestown Township Planning Commission recommends the Doylestown Township Board of Supervisors accept the Pine Run Community Revised Final Land Development Plan contingent upon satisfactory approval from the Zoning Hearing Board. Further, the applicants are in agreement and will comply with comments provided by Boucher & James (March 23, 2011), Pickering, Corts & Summerson, Inc. (March 23, 2011) and Doylestown Township Director of Code Enforcement; Sinclair Salisbury's memo of March 24, 2011.

Motion was adopted 5 to 0.

Street Hierarchy – Continued Discussion

Upon reviewing the Street Hierarchy maps and materials, the Doylestown Township Planning Commission agreed by consensus the street design standards arterials along Lower State Road and Routes 313, 611, 202, will remain the same and no changes will be made to the matrix of design value to Community Collectors and Neighborhood Sub-Collectors.

The commission will move forward with the Street Hierarchy Ordinance by requesting...

- 1) The township's Special Projects Manager; Sandra Zadell add the Route 202 Right of Way and update the streets names consistent with the Street Hierarchy ordinance.
- 2) Establish a meeting with township Traffic Committee and Engineer to update the map.

Outdoor Furnace Ordinance

Environmental Advisory Council (EAC) chairman; Keith Peters explained once the council was approached by Director of Code Enforcement; Sinclair Salisbury, a draft of the Pennsylvania Department of Environmental Protection (DEP) model ordinance for outdoor wood-fired boilers was created because the state will eliminate the

sale of non-phase two outdoor boilers due to their cause of air pollution. Upon reviewing DEP's, the township's ordinance previously drafted by Judy Stern Goldstein and other municipalities, the EAC questioned if the outdoor furnaces should operate year round or only in the winter to provide heating.

Mr. Lowenstein voiced his concerns regarding how to police and/or regulate the ordinance and the air pollution it creates. Mr. Colello added in the fall of 2010, the state placed the ordinance in effect, but suggested each municipality amend to make their own.

Mr. Peters indicated currently, the outdoor furnaces are considered wood burning, which burns 24 hours per day and if no regulations are placed they will no longer be just wood burners. Any materials, such as tires can be utilized in the outdoor furnaces.

Mr. Kelso suggested placing a ten acre limitation to the outdoor furnace ordinance to assist with regulations.

A discussion ensued amongst the commission and Judy Stern Goldstein on whether the outdoor wood-fired boilers ordinance should be considered nuisance or standalone and how to regulate what is placed in the furnaces.

The Doylestown Township Planning Commission agreed by consensus to draft the Outdoor Wood-Fired Boiler ordinance as a standalone in order to save energy costs and the applicant will need to approach only the Board of Supervisors for any relief. In addition, Judy Stern Goldstein will coordinate with the Environmental Advisory Council in drafting the ordinance to include a minimum lot size of 3 acres, a minimum lot line setback of 150 feet, stack height and less wordy to avoid confusion. Once the ordinance is drafted to include comments from the EAC, it will be re-presented to the commission for review at a future meeting.

Adjournment: 8:20 p.m.