

**Minutes from the**  
**DOYLESTOWN TOWNSHIP PLANNING COMMISSION**  
**Regular Meeting**  
June 27, 2011

The Doylestown Township Planning Commission Regular Meeting was held at 7:00 p.m., Monday, June 27, 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 and Kenneth L. Snyder. Also present: Township Manager; Stephanie J. Mason and Board of Supervisor Liaison; Richard F. Colello

Absent: Edward Redfield and Township Planning Consultant Ms. Judy Stern Goldstein. Planner for Boucher & James; Ms. Karen Morgan Mallo was present for Ms. Stern Goldstein.

**Review of Minutes:**

In a form of a motion, by Mr. Snyder, seconded by Mr. Kelso the May 23, 2011 Planning Commission Regular Meeting minutes were approved.

Motion carried 2 to 0, with Mr. Lowenstein abstaining due to his absence on the May meeting and Ms. Hendrixson not arrived yet.

**Public Comments:**      None

**Applicants / Delaware Valley College Parking Lot – Preliminary Land Development Plan**

Gilmore & Associates Engineer; Tom Hanna presented the commission with a Preliminary Land Development Plan for Delaware Valley College to construct a new parking facility for 100 cars to serve the adjacent athletic fields and supplement the main parking lot with access from an existing gravel driveway.

The plans have been reviewed by the Doylestown Township Board of Supervisors and relief of variances regarding dimensional requirements of buffering around the parking lot were granted by the Zoning Hearing Board. Finally, the applicants will comply with all comments indicated in the Bucks County Planning Commission letter of June 9, 2011, Boucher & James, Inc letter of June 14, 2011 and the Environmental Advisory Council's memo of June 17, 2011. Mr. Hanna also indicated Delaware Valley College will comply with the Pickering, Corts & Summerson, Inc letter of June 20, 2011, however, additional waiver is requested for SALDO Section 153-20.E. that requires a transportation impact study to be submitted for all commercial office, industrial, institutional or other uses requiring land development approval. The only purpose of the parking lot is to resolve deficiencies and provide additional parking in support of the main lot.

Under the stormwater management section, Township Engineer; Mario Canales found some components in the applicant's stormwater design that were overlooked regarding the underground water system. Mr. Hanna indicated

revised design plans were created and sent to Mr. Canales recently to show proper placement of the underground water system as an infiltration trench to catch the runoff from the driveway of the parking lot. The applicants will comply with Mr. Canales comments to move forward with the preliminary plan in accordance with Act 167 for stormwater management. Mr. Canales added although the revised plans were not completed, it provided him with enough confidence to show the water system will meet the requirements of Act 167.

Mr. Lowenstein questioned if the approach of the revised plans changed the details and if the rock problem has been resolved. Mr. Canales responded; the rock problem of the main basin has been mitigated, as well as the modeling of the trench has been resolved.

Mr. Kelso questioned if the lighting around the parking area will be utilized in the evening. Director of Facilities at Delaware Valley College; Ted Staniewicz answered; the lighting will be utilized seven days a week at 24 hours per day. He added a close circuit television and alarm system will also be utilized. Mr. Kelso asked Mr. Staniewicz to explain the direction of signage. Mr. Staniewicz answered; a total revision of signage throughout the campus will be completed directing to the new parking facility.

Mr. Staniewicz then informed the commission Septa Train Systems recently installed a new alarm system. The system will operate visually and with audio. There will be a sensor with lights announcing train arrival into the station and an alarm will sound.

In the form of a motion by Mr. Kelso; seconded by Mr. Snyder the Doylestown Township Planning Commission recommend to the Doylestown Township Board of Directors approve the Preliminary/Final Land Development Plan presented by Delaware Valley College to construct a new parking facility for 100 cars to serve the adjacent athletic fields and supplement the main parking lot and for the 4 waivers identified in the June 7, 2011 list provided by Gilmore & Associates, Inc., with the addition of a waiver (#5) for SALDO Section 153-20.E. that requires a transportation impact study to be submitted for all commercial office, industrial, institutional or other uses requiring land development approval. Further, the applicant has agreed to complete the stormwater design to the satisfaction of Township Engineer; Mario Canales and comply with Bucks County Planning Commission letter of June 9, 2011, Boucher & James, Inc letter of June 14, 2011, Environmental Advisory Council's memo of June 17, 2011 and the Pickering, Corts & Summerson, Inc. letter of June 20, 2011, with the exception of the transportation study waiver request. Finally, the commission understands stormwater issues requested by the Township Engineer have been addressed by the applicant.

Mr. Hanna informed the commission revised preliminary/Final plans will be submitted for Township Engineer's review prior to meeting with the Board of Supervisors on July 19, 2011.

Motioned carried 4 to 0.

### **Street Hierarchy**

Mr. Lowenstein informed the commission not all information needed for discussion of the Street Hierarchy is available. The most interesting aspect of the diagrams provided is the interconnection of the proposed hierarchy with neighboring community roads. For the next meeting, Mr. Lowenstein hopes to supply a draft of the ordinance and updated databases.

The Doylestown Township Planning Commission agreed by consensus to meet with the Traffic Committee to discuss and correct the township's Street Hierarchy database and township maps prior to submitting a recommendation to the Board of Supervisors.

### Heritage Tree Ordinance

Environmental Advisory Council member; Keith Peters informed the commission, the EAC is in support of the Planning Commission's efforts and are interested in beginning a historic tree registry to safeguard, recognize, foster appreciation for and inspire awareness of their contributions.

Mr. Lowenstein questioned the amount of control the commission would have other than identifying certain trees and their historic value. Ms. Mason explained the process of removing and conservation of trees by indicating there is no way of protecting large historic trees from being removed as part of a land and/or pre-land development plan. She then suggested adding historic trees cannot be removed if secured by an arborist or planning commission as part of the Subdivision Land Development Ordinance (SALDO).

A discussion ensued amongst the commission, Ms. Mason and Ms. Mallo regarding the difficulties in defining trees, enforcing the ordinance as a standalone and if the identifying tree list should be produced by the Shady Tree Commission.

Ms. Mallo offered to have Township Planning Consultant; Judy Stern Goldstein revised to ordinance to have more tree definition.

The Doylestown Township Planning Commission agreed by consensus to identify a list of trees, create an objective as to what is protected with their value, make sure the list is localized, have the Shady Tree Commission create a tree list defined within the township's regulations and follow frame work established in the historical building ordinance for discussion at the next regular meeting of July 25, 2011.

### Agritainment / Special Events

Upon reviewing the proposed Agritainment / Special Event Ordinance, Ms. Karen Morgan Mallo explained currently in the agriculture use is A1 with a couple of accessories, there are no current regulations for Agritainment portion for large events, such as hay rides, weddings and seasonal events. Also, under the special events use relating in zoning district only require a permit, also with no regulations. The proposed ordinance is designed to create new regulations to control large events and have the township become proactive in avoiding any issues.

The Doylestown Township Planning Commission agreed by consensus to review a refined special events ordinance in detail and have Director of Code Enforcement; Sinclair Salisbury provide comments.

### Plumstead Township Comprehensive Plan – Review

Ms. Karen Morgan Mallo noted one conflict found in comparing Plumstead Township and Doylestown Township's comprehensive plan. Under the land use a difference of industrial versus residential with regards to height and buffering for protective views of residences were found with no effect.

The commissions agreed by consensus to add that the Doylestown Township Planning Commission has no comments with regard to the Plumstead Township Comprehensive Plan to letter the Township Manager is forwarding from the Doylestown Township Board of Supervisors indicating that they have no comments to the plan.

Adjournment: 8:45 p.m.