

Minutes from the
DOYLESTOWN TOWNSHIP PLANNING COMMISSION
Special Meeting
August 9, 2011

The Doylestown Township Planning Commission Special Meeting was held at 7:00 p.m., Tuesday, August 9, 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: Township Manager; Stephanie J. Mason, Board of Supervisor Liaison; Richard F. Colello Traffic Advisory Committee Chairman; Mark Shiner and Environmental Advisory Council member; Keith Peters

Absent: Township Planning Consultant Ms. Judy Stern Goldstein, Ms. Karen Morgan Mallo was present on her behalf.

Review of Minutes:

In a form of a motion by Mr. Kelso, seconded by Mr. Redfield the July 25, 2011 Planning Commission Regular Meeting minutes were approved with the following corrections.

Page 3; Paragraph: Heritage Tree Ordinance – change Mr. Mason to Ms. Mason and Ms. Colello to Mr. Colello.

Motion carried 5 to 0

Visitor Comments: None

Street Hierarchy – Continued Discussion

Mr. Lowenstein noted the Street Hierarchy ordinance now includes a spreadsheet with information of state streets controlled by the Pennsylvania Transportation Department (Penn Dot) and their assigned categories.

Mr. Kelso questioned if the listing of streets will be included in the ordinance. Mr. Lowenstein answered the list and maps are only for information and not to be included as part of the ordinance.

A discussion ensued amongst the commission and Mr. Shiner questioning if Penn Dot's categories should be included with the ordinance as per the Traffic Engineer; David Tomko's request. The commission agreed not to tie in the streets and categories provided by Penn Dot to avoid confusion and discrepancies.

Mr. Kelso then presented three spreadsheets which incorporate the township's requirements for pedestrian and bicycle with the Street Hierarchy ordinance. The following comments were placed for discussion.

1. Adding location names, such as Route number, sidewalks and multiuse paths within the requirements of the Street Hierarchy.

2. Identify sidewalks and multiuse paths under proposed improvements.
3. Including a Traffic Impact study for the pedestrian circulation as part of the Subdivision Land Development Ordinance (SALDO). Referencing the traffic calming study shall analyze per Penn Dot's baseline.

Mr. Snyder suggested a Traffic Calming study also be considered as part of the SALDO. Mr. Kelso agreed and stated it would be a good place to begin identifying. Mr. Shiner explained a Traffic Calming study is the first step to determine where a Traffic Study is needed to lower the speed limit.

4. The addition of a new section identifying pedestrian, bicycle and multiuse facilities as they tie into the comprehensive plan and Penn Dot's designed bike routes.

The second spreadsheet consists of an updated street list with sidewalks, bike lanes and multiuse path added to the existing chart. The spreadsheet also includes changes in street numbers with current street widths on township's local roads.

The last spreadsheet integrates Section 153.25 regarding sidewalks, bike and hike paths into the Street Hierarchy. Mr. Kelso also changed the sidewalk widths to four feet on some roads, which may save on asphalt costs and reduce speeding. The ordinance requires seven foot planting of trees near the sidewalk. Mr. Kelso suggested changing the requirement to three feet since the township no longer plants trees along sidewalks. Mr. Shiner asked if snow fall will be considered. Mr. Kelso will change the requirement to four feet to consider snowfall.

The commission agreed to forward the Street Hierarchy ordinance to the Bike and Hike Committee for comments prior to Board of Supervisors' approval.

Ms. Hendrixson questioned if sharrows (a painted road marking to indicate that motor vehicles and bicycles share that road) should be considered. Mr. Kelso responded by indicating the proposed reduced bike lanes are a shared use and will reference the Bike and Hike Committee for their review.

Ms. Mason suggested having Ms. Stern Goldstein update the ordinance for the commission prior to Bike and Hike Committee's review

Heritage Tree Ordinance

Ms. Morgan Mallo presented the commission with two versions of the Heritage Tree Ordinance. The first reflects a penalty to be charged if a homeowner removes a tree listed under the ordinance. The second is a model currently utilized by Montgomery Township, where a homeowner is encouraged to preserve an existing, listed tree by contacting the township who will assist with maintenance.

Mr. Lowenstein indicated the Montgomery Township's ordinance does not provide enough incentive for a homeowner to invest in maintaining an existing tree towards imperious surface. Ms. Hendrixson stated as part of Doylestown Townships' stormwater management, a certain tree size or canopy will provide credit towards the imperious surface regarding small projects. Mr. Lowenstein suggested the ordinance should reference the credit in some way.

Mr. Redfield has concerns with a property that is sold; the new homeowner is obligated to preserve a tree. Ms. Morgan Mallo indicated it would depend of which of the ordinance the commission agrees to approve.

A discussion ensued amongst the commission on whether the ordinance should reference the Subdivision Land Development or standalone ordinance.

The commission agreed by consensus to develop the Heritage Tree Ordinance as an encouragement to a homeowner by keeping an existing tree on their property and offer township's professional services, such as an arborist, nursery forestry department and landscape architect as referenced in the Montgomery Township ordinance to recognize the value of the tree.

Location & Procedure for the Monday, August 22, 2011 Planning Commission meeting at Lenape Middle School, 7:00pm – Discussion

Ms. Mason informed the commission applicants, The Grasso Group aka The Pavilion at Furlong, are scheduled to present a proposed land development plan under the LI District to construct a water and cell tower, daycare center and warehouse use off Swamp and York Road along Route 313. The plan will not utilize a cut through road of two entrances off Rogers Road. C1 District will not be included. Ms. Mason then questioned if all township professionals should be present for the meeting. The commission indicated only Ms. Stern Goldstein will attend as usual.

Upon discussion, the commissions agreed to have applicants present their full land development, management of public questions via index card submissions and the evaluation of the presented information will be prior to developing a recommendation to the Supervisors.

Adjournment: 6:33 p.m.