

**Minutes from the
DOYLESTOWN TOWNSHIP PLANNING COMMISSION
Regular Meeting
January 23, 2017**

The Doylestown Township Planning Commission Regular Meeting was held at 7:00 p.m., Monday, January 23, 2017 in the Doylestown Township Municipal Building, 425 Wells Road, Doylestown, PA. Members of the Doylestown Township Planning Commission in attendance included Chairperson: Judy Hendrixson, Vice Chairman; Thomas Kelso with members; George Lowenstein and Gregory Rappa. Others in attendance included Township Manager; Stephanie J. Mason, Board of Supervisor Liaison: Richard Colello and Township Planning Consultant; Judy Stern Goldstein.

Absent: Member: Ed Harvey

Reorganization:

Chairperson

Mr. Kelso made a MOTION; seconded by Mr. Lowenstein to nominated Ms. Judy Hendrixson as Chairperson of the Doylestown Township Planning Commission.

Hearing no other nomination, Ms. Hendrixson was elected Chairperson by a 4 to 0 vote.

Vice Chairperson:

Ms. Hendrixson made MOTION; seconded by Mr. Lowenstein to nominate Mr. Thomas Kelso as Vice Chairman of the Doylestown Township Planning Commission.

Hearing no other nomination, Mr. Kelso was elected Vice Chairman by a 4 to 0 vote.

Review of Minutes:

In the form of a motion by Mr. Kelso; seconded by Mr. Lowenstein the December 21, 2016 Doylestown Township Planning Commission regular meeting minutes were approved with the following corrections as noted by Ms. Hendrixson...

Under Announcements; Change Mr. Fred Hendrixson to Mr. Fred Breimer.

Motion carried 4 to 0.

Public Comments: None

Doylestown Hospital Expansion and Heart Institute Building ***Removed from Agenda as requested by applicants: Doylestown Hospital*

Mr. Lowenstein questioned; due to the conflict of interest with the Township Planning Consultant; Judy Stern Goldstein's relationship with the applicants, will the Township be seeking other professional services. Ms. Mason

answered; the Township Engineer; Mario Canales will be overseeing the project. Mr. Lowenstein suggested to have Mr. Canales extend his report. Ms. Mason responded; she will pass along the suggestion to Mr. Canales.

As discussion ensued amongst the Commission regarding if the proposed building will be considered an office building and what practice will be completed under the Township's Districts and Uses.

Mr. Lowenstein noted; the Commission should view closely who will be answering questions concerning permits and what type of traffic will be invited in with the proposed building and how it ties into the hospital. Ms. Mason responded; the hospital will ensure all materials are in order before presenting to the Commission.

Ms. Hendrixson questioned; have the applicants met with the Zoning Hearing Board. Ms. Mason answered; the applicant met with the Zoning Hearing Board where a decision was received.

Upon reading notes; Ms. Hendrixson indicated the Doylestown Hospital request for a variance was granted regarding the parking spaces and for the encroachment of the front yard setbacks. Mr. Kelso suggested to send out the Zoning Hearing Board decision. Ms. Mason agreed.

Presentation to Board of Supervisors on February 7, 2017

The Doylestown Township Planning Commission agreed by consensus to have Ms. Hendrixson present their annual report at the February 7, 2017 Doylestown Township Board of Supervisor meeting beginning at 4:00pm.

To inform Mr. Rappa; a discussion ensued amongst the Commission and Ms. Mason regarding the purpose and procedures in presenting an annual report to the Board of Supervisors.

Ms. Mason reported; the Sign Ordinance was approved at the January 17, 2017 Board of Supervisors meeting.

Discussion of Potential Projects for 2017

Cross Keys Study:

Mr. Kelso suggested one last round of discussion should be scheduled. Ms. Mason reported; a presentation of the Cross Keys Study is scheduled for each of the municipalities, where the first was Doylestown Borough. Ms. Mason questioned; if the Commission would like the Bucks County Planning Commission meeting be scheduled in February. Ms. Mason suggested to have the Board of Supervisors also attend, if appropriate.

The Doylestown Township Planning Commission agreed by consensus to have the Bucks County Planning Commission present the Cross Key Study at the February 27, 2017 Regular meeting. Ms. Hendrixson instructed; if the BCPC cannot attend the February 27th meeting, a separate special meeting can be scheduled.

Delaware Valley University:

Mr. Kelso noted a zoning issue regarding the University's property at the corner of Shady Retreat Road. Ms. Stern Goldstein suggested to wait and see how the issue evolves before making a decision. The college town zoning currently being reviewed by New Britain maybe different when approaching a college property.

Comprehensive Plan:

Ms. Mason reported; the township has additional funds, which can be allocated to the Comprehensive plan.

Bristol Road:

Mr. Kelso indicated; the Toll Brothers may be moving forward with a development plan off Bristol Road. They are currently working on the pump station. Ms. Mason added; a Zoning Hearing Board meeting is scheduled for Thursday, January 26th.

Business Route 202:

Ms. Stern Goldstein indicated the Business Route 202 and New Britain Road with six, eight lot subdivision proposed. Ms. Mason indicated; the property is located at New Britain Road from Lower State Road towards the park and presented a sketch plan at the last Board of Supervisors meeting. The sketch plan was presented as a ten-acre parcel under the R1 District.

Grasso Group:

Ms. Mason reported; the Grasso Group is scheduled to present their plans at a future Commission meeting. Ms. Mason indicated; the key is to address what plans will be with water and sewer before they return to the Commission. Mr. Kelso commented; the underground connection may not be appropriate, especially with contaminated soils.

Metro Storage:

Ms. Mason reported; Metro Storage may be meeting with the Commission very soon. The applicants recently contacted the Township to ask several questions regarding fees. They will be also requesting to submit a Preliminary Final Land Development plan. Ms. Mason advised to begin with a Preliminary Plan. Mr. Kelso indicated he would like the applicants meet with the Bike and Hike Committee to address a critical area that is worth advising to complete a trail early. Ms. Mason offered to contact the applicants to advise.

With regards to Business Route 202, Mr. Lowenstein questioned; if the Planning Commission is considering a grant for Chalfont Ms. Stern Goldstein answered; the Planning Commission wanted a study through Chalfont, but the grant that was obtained was just to New Britain Borough.

Municipal Complex:

Ms. Mason reported the lot consolidation has been completed. The Board of Supervisors meeting has been advertised for March 7, 2017. The lot consolidation and the zoning of all the parcels that are zoned in the R1 and R2 District will not be considered Institutional.

Zaveta Group:

The plans have been completed and submitted. Construction has also begun.

Adjournment:

Hearing no further business, the January 23, 2017 Doylestown Township Planning Commission Regular meeting adjourned at 8:24 p.m.