

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

July 23, 2018

The Doylestown Township Planning Commission Regular Meeting was held at 7:00 p.m., Monday, July 23, 2018 at Meeting/Activity Trailer, 425 Wells Road, Doylestown, PA 18901. Members of the Doylestown Township Planning Commission in attendance included Chairperson: Judy Hendrixson, Vice Chairman; Gregory Reppa with members; George Lowenstein, Thomas Kelso and Jeffrey Deppeler. Others in attendance included Township Manager; Stephanie Mason, Board of Supervisor Liaison: Richard Colello and Township Planning Consultant; Judy Stern Goldstein

**Public Comment:**

A resident questioned; how the bidding process operates. Ms. Kelso answered; the Board of Supervisors or Township staff oversee the bidding process. Ms. Hendrixson explained the Planning Commissions acts as an advisory committee making recommendations to the Board of Supervisors. When a project comes to us from a developer/ property owner, we review it as a sketch plan and make recommendations and try to guide them through the process of approvals.

**Review of Minutes:**

In the form of a motion by Mr. Kelso; seconded by Mr. Lowenstein the June 25, 2018 Doylestown Township Planning Commission meeting minutes were approved with the following corrections as noted by Mr. Kelso and Mr. Reppa,

Page 6, Preserve at Burke Farm – change sentence to read; The Planning Commission recommends the four foot shoulder be extended north on Bristol Road, the length of the property in lieu of adding curbing.

Page 6, Preserve at Burke Farm – change sentence to read; the applicant has agreed to continue the ten foot width of the trail, except for a thirty foot area around the tree to be reduced down to eight foot.

Page 2, Preserve at Burke Farm – change figure from \$18.80 per each new unit to \$1,880.00.

Motion carried 5 to 0.

**Public Comments:**

Bray / Long / Schmidt – Draft Zoning Ordinance Tradesville Public Improvement:

Upon reviewing the Bray / Long / Schmidt draft zoning ordinance, Mr. Lowenstein commented; the ordinance provides the proper zoning and doesn't state the proposed planning will be approve. It also focuses in providing the township with support of sewer extensions. The plan takes advantage of historic buildings along the property. In receiving contributions from the developer for sewerage capabilities, the developer will receive zoning density. If the ordinance receives Board approval, the developer will present the plan with no guaranty it will be approved.

Ms. Hendrixson explained; the overlay ordinance proposed presents a cluster development instead of a single family, larger lot development. The ordinance also leaves more open space from the site and allows the developer to create

more units than the current township ordinance allows. In exchange, the developer is aiding with the current public sewer project.

Resident; Robert Taylor of 1463 Lower State Road questioned; will the sewer extension be strictly provided to proposed development and existing homes. Mr. Lowenstein answered; the township is developing a contract for additional sewer capabilities outside to existing homes with failing sewer systems. Mr. Taylor questioned; the proposed ordinance will not change the direction of the sewer project. Ms. Hendrixson indicated no. The developer will aid in paying for the sewer project. Mr. Lowenstein added; with providing additional density to the Bray \ Long \ Schmidt proposed ordinance, the developer will assist in defraying some of the costs.

Ms. Mason noted; Mr. Taylor's property is outside the limit of the Pebble Ridge \ Woodbridge sewer project and cannot benefit from a connection. However, if a future owner will need a sewer connection, there will be an opportunity to extend a line.

Resident; Robert W. Tumelty 3443 Bristol Road questioned; if the Toll Brother's project is approved, how many residences outside the Pebble Ridge development will be provided with a sewer connection. Ms. Mason answered; no residence outside the Pebble Ridge development will be offered a connection.

Mr. Kelso explained; it's the understanding some residents along Bristol Road requested to possibly connect to public sewer system. Toll Brothers agreed to extend a line toward the end of the proposed property near the Del Haven area for future connections. If the Bray \ Long \ Schmidt development is approved, the developers will assist in payment of the tap in fees.

Resident; Christopher Gradin of 3435 Bristol Road questioned; if the sewer line will run down Bristol Road or through properties. Mr. Kelso answered; the issue of where the line is placed will be discussed during the land development process. Currently no plan has been submitted. Ms. Stern Goldstein added; no line will run through a property without the owner's permission. Once the land development is submitted, it will become public record. The township staff can provide the developer's contact information to residents. Ms. Mason informed; residents will be notified once preliminary plans are received.

Resident; Mrs. Taylor of 1463 Lower State Road questioned; where will construction vehicles be parked once development begins? Ms. Mason answered; a large easement on the Bray property has enough space to park the vehicles.

Upon a brief discussion regarding the timeline of the Bray \ Long \ Schmidt development plan, Mr. Kelso noted Item G, page three and indicated DTMA is not involved with sewer service. Ms. Mason will have the item eliminated. NOTE :was this part of the meeting min. discussion? Or on the proposed land development application? Confusing placement Please clarify

Upon a brief discussion regarding traffic impact studies, Mr. Mason informed; the developers are focusing on aged targeted home buyers. Ms. Stern Goldstein clarified; age restriction is not allowed. However, the group advertised will be concentrated towards older clients.

In the form of a motion by Mr. Kelso; seconded by Mr. Reppa the Doylestown Township Planning Commission recommends the Doylestown Township Board of Supervisors adopt the proposed the Tradesville Public Improvement Overlay District Zoning Change noting correction on Item G, page three to eliminate wording a sewer service and first paragraph, change from Bristol Road Public Improvement Overlay District to Tradesville Public Improvement Overlay District.

MOTION CARRIED 5 to 0.

Proposed Ordinance – Zoning Amendment \ Fireworks

Upon reviewing the proposed zoning amendment for fireworks, Ms. Hendrixson commented the section referencing temporary structure is confusing. She suggested to provide clarification on definition. The amendment references a cargo container (or similar) that can be secured during non working hours, which needs to comply with National Fire Protection Association (NFPA) standards.

Mr. Reppa suggested to rename the temporary structure as For Consumer Fireworks, due to the township having a similar ordinance under the H5 section, page 64 of the zoning ordinance for vehicles. Mr. Lowenstein commented; the storage should be separate from the sales area.

Ms. Mason reported; at the July 17<sup>th</sup> Board of Supervisors meeting, the new state law was reviewed as a standalone ordinance. Some guidelines were set forth pertaining to shooting off the fireworks versus sales. The ordinance is to comply with the new state law pertaining to the sales of consumer fireworks. Ms. Stern Goldstein submitted comments to the Township Solicitor; Jeffrey P. Garton, who will incorporate some minor changes. Ms. Stern Goldstein clarified; one suggestion was to add a sentence to page two of zoning amendment, indicating the temporary structure definition is limited to portion of the ordinance related to sale of consumer fireworks. This will be noted as separate to the definition currently recorded under the township ordinance.

The second change was to create a new use into Section 175.16 as Section Three. The amendment is to include Section F5; sales of consumer fireworks, a building or facility devoted to the sales of consumer fireworks and subject to compliance with the requirements set forth in Section 178.84 (D).

Mr. Kelso commented; the ordinance does not have a clear definition of where the fireworks are allowed. Under the LI District, there are limitations of distance near schools and parks. He questioned; if research was conducted to determine if 1,500 feet leaves any property. Ms. Mason answered; the Bucks County Planning Commission researched the issue. However, a review has not been received to date. Mr. Reppa agreed and indicated; should include dwellings.

Mr. Reppa referenced page two, Sub-Section 175.84.(D) as one sale of consumer fireworks and special exceptions and noted the sections are not recorded under the township's zoning ordinance. He corrected; the Section possibly are Sub-Section 175-138.A7 and A10. Ms. Stern Goldstein confirmed the Sections should be noted as 137 for special exceptions and 130 is Additional Factors to be considered.

Mr. Deppeler noted the incorrect spelling of Mr. Colello name on the second signature page.

In the form of a MOTION by Mr. Kelso; seconded by Mr. Deppeler the Doylestown Township Planning Commission recommends the Doylestown Township Board of Supervisors proceed with the approval of the Proposed Ordinance – Zoning Amendment \ Fireworks with the understanding of changes made by staff and Commission's suggestions for temporary structure, definition of where fireworks are allowed, Section two and second signature page.

Mr. Kelso requested a status of the Pavilion at Furlong land development plan. Ms. Mason reported; the applicants are currently working with Penn Dot, but the township is not clear what is being proposed for the shopping center.

Comprehensive Plan – Continued Discussion:

Mr. Lowenstein requested before continuing with the review, updated maps be provided. Ms. Mason suggested to schedule a time to have materials presented. Mr. Lowenstein questioned; if updated information regarding population is available. Ms. Stern Goldstein answered; each year an update is completed, and all materials are ready for the next scheduled meeting. The projections will not be affected and only change after each new census.

Upon Ms. Hendrixson suggestion to possibly schedule a work session, Ms. Mason indicated; reviews for the Burke Farm have ended and the applicants will be meeting with the Board at their August meeting. This will provide the Commission allotted time to review the Comprehensive plan at their August meeting.

Ms. Stern Goldstein offered to provide the Commission with an update packet.

**Adjournment:** Hearing no further business, the July 23, 2018 Doylestown Township Planning Commission meeting was adjourned at 8:55pm.