

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

Regular Meeting

November 23, 2020

The Doylestown Township Planning Commission Regular Meeting was held at 7:00 p.m., Monday November 23, 2020 at 425 Wells Road, Doylestown, PA 18901. Members of the Doylestown Township Planning Commission in attendance included Vice Chairperson: Gregory Reppa and members Ted Feldstein, Thomas Kelso, and Jill Macauley. Others in attendance included Township Planning Consultant Judy Stern Goldstein and Director of Code Enforcement Sinclair Salisbury. Attending remotely via Zoom were Chairperson Judy Hendrixson, Board Liaison Jennifer Herring, and Township Manager Stephanie J. Mason.

Review of Minutes

The minutes of the Planning Commission meeting of October 26, 2020 were tabled, pending necessary revisions.

Public/Commission Comments/Participation

None

Sketch Plans Scheduled for Discussion – 60 Meetinghouse Road

The applicant, Ben Goldthorp of Pennington Development, was present with his engineer, Rob Cunningham of Holmes Cunningham Engineers.

Mr. Reppa stated that the Planning Commission met with the applicant at the site on Friday November 6, 2020.

Mr. Goldthorp presented 3 sketch plan options for discussion. The first was labeled sheet CP-2 and consisted of 9 lots at a minimum of 40,000 square feet each, using the B-1 Single Family Detached use with a loop road. The second was labeled CP-3 and consisted of 10 lots at a minimum of 30,000 square feet each, using the B-7 Cluster Subdivision use. Eight of the proposed lots fronted on a proposed cul-de-sac and 2 lots fronted on Meetinghouse Road. The third plan was labeled CP-1 and consisted of 10 lots at a minimum of 22,000 square feet each using the B-9 Lot Averaging use, with all lots fronting on a proposed cul-de-sac. Mr. Goldthorp noted that he had made several revisions to this plan, based on feedback received at the prior Planning Commission meeting and the site meeting. The revisions included: moving the entrance road to align with driveway across the street; increasing the rear yard setback to 50' and decreasing the front yard setback to 40'; providing 15' of open space at rear of lots to be part of the HOA open space; adding a stormwater management area at the rear of property; extending the cul-de-sac to connect to the perimeter open space; removing the lot that was adjacent to the outparcel; and providing walking trail connection around the rear of the outparcel.

Ms. Goldstein asked about the number of lots and whether they complied with the zoning ordinance requirements, since the B-1 plan showed only 9 lots but the B-7 and B-9 plans showed 10 lots each. Mr. Goldthorp replied that he would review the ordinance and would comply with the code.

Mr. Kelso thanked the applicant for going back and doing more work on the plan. He likes the B-9 plan, thinks it has merit related to the street and the open space. He stated that he thinks the open space may not all meet the intent of the minimum required open space and suggested that the strips be deeded out to the lots, as deed restricted open space. Mr. Kelso also noted that the additional SWM area at the rear is a nice feature.

When asked, Mr. Goldthorp stated that they have done some preliminary calculations for SWM. Rob Cunningham explained that the lower SWM facility captures and treats the runoff from off site and funnels it to the SWM facility at the front of the lot. The plan is to help the downstream properties. They will do a full design and calculations with the Preliminary Plan. They will be controlling the rate of discharge, and it should help the general neighborhood. Based on preliminary calculations, the pipe under the road will remain and will then have additional capacity. The SWM facilities will be detention basins with infiltration and slow release. Infiltration testing still needs to be done.

Mr. Kelso asked them to provide access to the rear basin for maintenance. He asked if Maple Leaf Lane could be used for access.

Mr. Goldthorp stated that the open space, buffers, and SWM facilities will be owned and maintained by a Home Owners Association.

Rich Spotts, 73 Meetinghouse Road, thanked Mr. Goldthorp for taking the neighborhood concerns seriously. His concern is traffic. Egress from the property is a blind spot – he would prefer a one-way loop road.

Ms. Hendrixson stated that she prefers the B-9 sketch, but is concerned about Lot #10. She stated that she would prefer a one-way loop road and would prefer open space in the central area adjacent to the outparcel (eliminate lot #10). She stated that she feels there are one too many lots.

Darrell Sehlin, 308 Sandy Knoll Dr., had questions about the HOA and how grading would work. Mr. Goldthorp replied that grading would be addressed at Preliminary Plan and the basic drainage patterns would remain. He explained how an HOA would work for this development and that it would own the roadway, SWM areas, and Open Space areas.

Marc Roth, 43 Hickory, stated that he likes the B-9 sketch but wants one less lot and wants more open space at the rear of the property. He stated that he would like the applicant to remove one lot and pull everything closer to the existing lot.

David Snyder, 46 Hickory Lane, asked if the subdivision at Tracey Lane had an HOA. Ms. Goldstein confirmed that they do not have an HOA. He stated that he does not like HOAs. He shared suggestions to revise the sketch plan to get the homes away from the adjacent property. Mr. Snyder stated that he wants less lots and wants them to use the existing driveway location. Mr. Goldthorp replied that there is not sufficient sight distance at the existing driveway location.

Lindsey Miller, 69 Meetinghouse Road, thanked Mr. Goldthorp for taking their comments into consideration and moving the road and for the SWM explanation. She stated that she likes the walking path.

Mr. Kelso explained that this is a sketch plan and the applicant will need to turn this into an engineered plan. He stated that he feels they still need to work on a good plan for the open space and that he would like to talk about more options, as he doesn't like the small strips. He suggested they work on lots 10 and 9 to make it work better.

Dave Snyder, 46 Hickory Lane, stated that he wants them to get rid of both lots #9 and #10.

Mr. Reppa asked about water and sewer. Mr. Goldthorp stated that he has contacted both utilities and there is capacity for both to serve the development. He stated that DTMA wants the water line extended to the end of his property.

Mr. Reppa announced that the next Planning Commission meeting is Wednesday December 16th.

Mr. Goldthorp stated that he will have his engineer prepare the Preliminary Plans and then come back to the PC once he has all of his reviews. He anticipates submitting plans in early January.

Ms. Goldstein reviewed the subdivision and land development submission and approval process with the residents present and asked them to stay involved throughout the process.

Items Scheduled for Discussion

Recap / Next Steps - 10/26/2020 Roundtable Discussion

Mr. Reppa stated that the panelists all did well and that he would like to have Evan Stone from BCPC come back to the Planning Commission to discuss potential development options for the county parcel

Mr. Feldstein agreed that it was a great meeting.

Ms. Macauley also agreed that it was a good meeting.

Mr. Reppa suggested the Township should contact the owner of the Kohls shopping center.

Ms. Mason suggested that Ms. Goldstein obtain copies of the draft ordinance proposed in Doylestown Borough. Ms. Goldstein responded that she will provide sample mixed-use ordinances.

Ms. Macauley suggested the Township pursue a balance of residential, open space, and commercial land.

Mr. Reppa agreed that there need to be components of open space and public spaces provided.

Ms. Hendrixson stated that she open space components and traffic patterns are important in mixed use developments.

Mr. Kelso stated that no one wants to rush into a zoning change. He suggested that ideally, we can develop a master plan and then bring the neighbors in to the discussion. He also stated the he wants to hear what the county has to say about their property, and feels that we can have the most influence over them. The Planning Commission agreed and would like to bring Evan Stone back to talk.

There being no further business, the meeting adjourned at 8:20pm

Respectfully submitted,

Judith Stern Goldstein