

**DOYLESTOWN TOWNSHIP PLANNING COMMISSION**

**Regular Meeting**

**Wednesday, September 21, 2022 at 7 PM**

**Community Meeting Room, 425 Wells Road**

**Meeting Minutes**

The Doylestown Township Planning Commission Regular Meeting was held at 7:00 pm on Wednesday, September 21, 2022. Members of the Doylestown Township Planning Commission in attendance included Judy Hendrixson, Chairman; members Tom Kelso, Ted Feldstein, and Jill Macauley. Others in attendance included Stephanie Mason, Township Manager; Judy Stern Goldstein, Township Planner, Jennifer Herring, Board of Supervisors Liaison, and Sinclair Salisbury, Director of Code Enforcement.

Not in attendance was member Michael Kracht.

The meeting officially began at **7:00 pm**.

**Review of Minutes**

On motion of Mr. Feldstein and seconded by Ms. Macauley, the August 22, 2022 minutes were unanimously approved.

**Public/Commission Comments/Presentations**

None.

**Plans Scheduled for Discussion**

**Doylestown Country Club – Revised Preliminary Land Development Plan**

Dan Lyons, attorney for Doylestown Country Club offered a brief summary of the development plans for the country club, which include reconfiguration of the parking lot and improvements to the clubhouse. Since their last appearance at planning commission in June, they have been to the Zoning Hearing Board, and have received verbal approval, but are still awaiting the written decision. They are requesting approval of the preliminary final land development plan. The new plan has been revised based on comments from professional staff and township staff reviews. In addition, there is one additional waiver request in respect to tree protection.

Ms. Hendrixson clarified that they intend to save a particular sycamore tree in question.

Mr. Lyons said that yes, they intend to save the tree. He then noted that there are some additional conditions proposed with respect to adjacent property owners that the club has agreed to. They will be incorporated and handled to the satisfaction of the property owners.

Ms. Goldstein added that once the written ZHB decision comes out, this should be incorporated as well.

David Lewis from 3931 Sherwood Lane in Buckingham Township explained that at the Club's annual meeting on September 20<sup>th</sup>, they were assured that everything would be done to try and save the sycamore tree by working around it. He asked what exactly has changed around the building or addition that is going to help preserve the tree? What has changed to avoid roots getting destroyed?

Dan Humes from VanCleeef Engineering explained that the tree is to be preserved and it is still shown that way on the plan. After speaking with the contractor for the project, they have other various methods to build the foundation that will aim to preserve the root system, and they believe the project will have minimal impact. He added that the waiver request involves relief from the definition because the area of the tree canopy will be impacted.

Ms. Goldstein suggested that an arborist's report be required that demonstrates how the tree will be saved and that these measures are added to the plan.

Mr. Lyons said that DCC would be willing to accommodate that.

Mr. Kelso added that the waiver request should be written as a partial or somewhat restricted waiver. Further, protection should be applied to the area of the tree to avoid any potential risk.

Ms. Hendrixson asked if they had received a review from the fire marshal.

Mr. Humes said that they received a review from Code Enforcement, but not from the Fire Marshal. He will reach out to him.

Mr. Kelso questioned an item in the VanCleeef letter regarding stormwater.

Mr. Humes explained that this was addressed in the letter from Pennoni, and that it has been addressed in the resubmission.

Mr. Kelso made a motion that the Planning Commission recommend approval of the preliminary final land development plan to the Board of Supervisors, conditional upon the requests of the review letters, that DCC will continue to negotiate with the Township regarding the pedestrian/bike easement, and that they comply with an arborist's recommendation regarding the 51" sycamore tree in question. Ms. Macauley seconded the motion. Motion carried 4-0.

Ms. Hendrixson then asked if there was any consideration for EV chargers in the new parking lot.

Eric Hogan, General Manager for the club, explained that the DCC board is looking into it.

### **Doylestown Parks & Recreation Community Center – Sketch Plan**

Ms. Mason introduced Ryan Kennedy from MKSD, architect for the project, and Mark Havers from Pickering, Corts and Summerson, engineer for the project. She explained that the sketch plan shows the location of the building where the current tennis and basketball courts are located. It also shows the tennis and basketball courts being relocated to field 1, with additional pickleball courts.

Mr. Kennedy showed renderings of the floor plan, which was developed based on the feasibility study previously conducted. He described the amenities that would be included as well; a lobby and entryway, three multipurpose rooms, a four-season patio with garage doors that can be opened, a gymnasium, a warming kitchen, restrooms to be accessible from the outside, and various storage spaces. He explained that the renderings show similar accents to those of the Administration Building, as well as screens to protect from solar heat gain, and shade to the windows.

Ms. Hendrixson asked if there would be any natural light in the gymnasium.

Mr. Kennedy explained that there are some taller windows and skylights.

Ms. Hendrixson asked if there would be any passive or active energy systems.

Mr. Kennedy explained that they are currently investigating solar energy and with Board of Supervisors approval, performed a study analyzing the different solar configurations to get the most savings. They came up with the option of adding solar to the public works building and south facing side of the community center roof. They are still analyzing the data and talking to solar developers.

Mr. Kelso asked about the possibility of geothermal.

Ms. Mason said they did evaluate and conducted tests for this option, but it was very expensive.

Ms. Macauley asked about the total cost of the project.

Ms. Mason said that it is projected a little under \$10 million, but that they have already received a \$1 million grant. In addition, they are applying for additional grants and will do fund raising to offset costs.

Mr. Kelso asked how the floorplan fit with all the public involvement and needs.

Ms. Mason explained that the building will offer opportunity for rentals, events, various programs, and classes, and can be used as an emergency shelter as well.

Mr. Kelso asked what aspects fit the criteria for an emergency center.

Ms. Mason replied that the size, generator, kitchen, and restrooms allow it to be used as such.

Nancy Santacecilia, Doylestown Township Supervisor, was present in the audience and asked how many people could fit in the lobby and around the outside of the gym.

Mr. Kennedy answered that occupancy would allow for about 20 in the lobby, and that the gym would have bleachers surrounding with 2 or three rows.

Ms. Mason added that the occupancy of each space depends on the way it is used, i.e., as standing room, with chairs, or with tables and chairs.

Ms. Santacecilia asked for clarification as to whether the kitchen is a warming or catering kitchen.

Ms. Herring answered that it can still qualify as a catering kitchen.

Ms. Mason said it would contain three full sinks and a hand washing sink, as required by the health department. It will have prep areas, an oven and stove for warming.

Ms. Santacecilia asked about the technology included in the building.

Ms. Mason said that is being worked on, and it will have wired communication.

Mr. Kelso asked if the building would have showers.

Ms. Mason said no, but that there are showers in the Admin Building.

Mr. Havers then presented the overall site plan for the project, including the area of the newly proposed courts. He showed that the plan includes a gain of approximately 200 parking spaces, additional trail connections, and pathways between the areas. He also explained that the basin between this area and

Kids Castle will be expanded and turned into a tradition infiltration facility. There will also be a rain garden adjacent to the tennis courts that will showcase BMPs used.

Ms. Hendrixson proposed the possibility of solar canopies in the parking lots.

Ms. Macauley asked about the possibility of permeable pavers in the parking lots.

Ms. Goldstein explained that with so much traffic, they would not hold up well.

There was a question about bathroom accessibility from Kids Castle. Ms. Mason added that there is a capital plan, depending on budget approval, for additional bathrooms near Kids Castle and the amphitheater.

Ms. Macauley asked if there was an operating business plan for the building.

Ms. Mason said that it was part of the feasibility study and is on the Township website.

Ms. Santacecilia asked about the lighting of the courts.

Mr. Havers said that lighting is in design phase now. The parking lots and courts will be lit, with security lighting to be dimmed down when needed.

### **Items Scheduled for Discussion**

#### **Comprehensive Plan – Review of Plan**

Ms. Hendrixson noted the memo received providing a review showing what had been done. She asked for any questions or comments.

Ms. Macauley asked for Ms. Goldstein to provide an overview of the comp plan.

Ms. Goldstein offered a brief summary of the 2008 plan and the 2019 update, as well as the projections from the 1989 plan. She explained that the goals from 1989 were still relevant in 2008 and 2019, and that these goals also align for future use. Some areas have been updated to align with the current goals of the Township.

Ms. Hendrixson asked if they could consider adding something about promoting strategies and policies that support energy initiatives and Ready for 100.

Ms. Goldstein added that this would make sense with the next update.

Ms. Macauley asked how they would summarize the top goals of the plan.

Ms. Goldstein described preserving land through easements to restructure land from future development. The aim is for some areas to continue to be preserved via ordinances.

Ms. Macauley then asked about housing types.

Ms. Goldstein said that they are promoting age friendly communities, working on walkability, and added strategies for adaptive reuse and opportunities for mixed use development.

Ms. Herring added that the new EAC grant will provide an energy inventory and offer new metrics to be looked at from an efficiency standpoint.

Ms. Macauley asked how and if the comp plan compares to other municipalities.

Mr. Kelso noted that although different, in terms of goals and objectives, they are amazingly similar.

### **EV Charging Stations Ordinance Amendments**

Ms. Hendrixson asked for any comments regarding the amendments.

Ms. Goldstein said they need to decide from a philosophical standpoint whether to make EV charging part of a requirement.

Ms. Hendrixson said that the way it is worded, it can be part of the parking lot count, and that the spaces should be more on the perimeter rather than in the pedestrian areas. She added that the wording doesn't necessarily make it a requirement. The problem with having a required number or percentage is that those numbers could change.

Ms. Goldstein offered that it should be written to encourage and proactively plan.

Ms. Mason added that the question is whether to provide recommendations to the applicant and include it in the zoning ordinance.

Ms. Goldstein clarified that it does belong in SALDO, but it was asked that it be added to zoning. However, it can be stricken from zoning.

Ms. Macauley said that it should be put on the applicant to say that they've done the research and will include those items in their planning. This is an important item to note.

Ms. Herring asked what type of infrastructure is needed to prepare for this in future.

Mr. Kelso replied that it is not very much.

Mr. Salisbury noted that Building Code requires that the first EV charging station be a handicapped accessible space, which are closest to the entryway.

Ms. Hendrixson added that the additional spaces don't need to be lined up near the pedestrian areas.

Mr. Salisbury suggested adding language should they become a state requirement in the Building Code.

Ms. Goldstein said they would make revisions and then bring it back to the Planning Commission.

### **Sketch Plans Scheduled for Discussion**

N/A

### **Adjournment**

With no other business, the meeting adjourned at 8:37 p.m.

Respectfully submitted,

Kaitlyn Finley  
Office Manager, Code Enforcement