

**Minutes from the
DOYLESTOWN TOWNSHIP PLANNING COMMISSION
Regular Meeting
September 26, 2011**

The Doylestown Township Planning Commission Regular Meeting was held at 7:00 p.m., Tuesday, September 26, 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, and Edward Redfield. Also present: Township Manager; Stephanie J. Mason, Board of Supervisor Liaison; Richard F. Colello and Township Planning Consultant Ms. Judy Stern Goldstein.

Absent: Kenneth L. Snyder

Review of Minutes:

In a form of a motion by Ms. Hendrixson, seconded by Mr. Redfield the July 25, 2011 Planning Commission Regular Meeting minutes were approved.

Motion carried 4 to 0

In a form of a motion by Mr. Kelso, seconded by Ms. Hendrixson the August 9, 2011 Planning Commission Special Meeting minutes were approved.

Motion carried 4 to 0

Visitor Comments:

Resident; Dan Green of 50 Rose Drive, Hatfield requested the meeting schedule of the Board of Supervisors. Ms. Mason answered; the first and third Tuesday of the month. Mr. Green then requested the commission's direction to receive support on restoring the Glass-Steagall Bill H.R. 1489 to revive the separation between commercial banking and security business. Mr. Lowenstein suggested attending the next Board of Supervisors meeting on Tuesday, October 3, 2011.

Central Bucks Family YMCA – Amended Sketch Plans

Senior Project Engineer for Gilmore & Associates; Eric S. Clase requested the commission's advice for the Central Bucks Family YMCA amended sketch plan. As part of the land development approval in 2008, the existing fence on the Teversal Condominium Property was required to be extended between the YMCA's property to the end of the proposed parking area. Upon discussions, YMCA and Taversall agreed rather than extending the fence 100 feet instead, six proposed trees would be installed in the south west portion between the two properties.

Mr. Lowenstein questioned why was the fence a part of the condition approval. Ms. Stern Goldstein answered; it was part of the land development plans approved by the Board of Supervisors in lieu of buffering.

Mr. Lowenstein then questioned if the applicant can modify the land development plan for Board of Supervisor's approval. Ms. Mason answered; upon the commission and Board approval the sketch plan can be modified and placed as part of the land development plan. Ms. Stern Goldstein agreed.

Mr. Clase asked for clarification on what the applicants should present. Ms. Mason indicated the applicants will be scheduled to present a land development plan modification for approval at the October 3, 2011 Board of Supervisors meeting.

In the form of a motion by Mr. Kelso; seconded by Ms. Hendrixson the Doylestown Township Planning Commission recommends the Doylestown Township Board of Supervisors approve the Central Bucks Family YMCA amended Land Development Plan as presented in the modified sketch plan, previously approved to install six additional trees along the south west portion between the YMCA and Traversall Condominium Property, instead of 100 additional feet of fencing.

Motion carried 4 to 0.

Street Hierarchy – Continued Discussion

Ms. Stern Goldstein presented the commission with a Draft Street Hierarchy Zoning Ordinance Amendment dated September 16, 2011, formatted to include comments for each section.

Resident; Dan Green asked if riding mopeds is allowed on the Route 611 Bypass. Mr. Kelso answered; any vehicles that can maintain the minimum required speed limit are allowed on the Bypass.

Upon reviewing the ordinance, the commission agreed

- 1) Eliminate Section 153-20.E (2) where pedestrian and bicycle facilities should include sidewalks.
- 2) Change Section 153-25.B(2) to read "on public roads, sidewalks shall be located between the curb and the right of way with a three feet planting stripe, instead of four feet.
- 3) Change Section 153-25.B (1) to show sidewalks will be five feet, instead of four feet.

In a form of a motion by Mr. Kelso; seconded by Mr. Redfield the Doylestown Township Planning Commission recommends the Doylestown Township Board of Supervisors adopt the changes to the Subdivision Land Ordinance and Zoning Ordinance as prepared by the Planning Commission.

Motion carried 4 to 0.

Heritage Tree Ordinance – Continued Discussion

Ms. Stern Goldstein provided the commission with a brief summary of her memo dated September 21, 2011 and provided the following recommendations for the Legacy Trees Draft Ordinance...

- 1) Provisions of an initial inspection of the proposed Legacy Tree by an ISA Certified Arborist retained by the township, including a report on the overall health of the tree and any issues to be addressed, as well as recommendations for continuing maintenance

- 2) Plaque installation near each tree and a public announcement regarding additions to the Compilation of a map/information about Legacy Trees that is to be made available to the public.
- 3) The ordinance now outlines how Legacy Trees preservation is considered a Nonstructural BMP and may be used in calculating stormwater volume reduction in accordance with the new Act 167 ordinance.
- 4) Provisions of tree care recommendations to the property owner by township staff upon request
- 5) Assistance by township staff in the preparation of Tree Protection Plans

A discussion ensued amongst the commission and Ms. Stern Goldstein on what steps to take for penalties for removal of a Legacy Tree and whether the ordinance should be considered as celebratory or mandatory.

Mr. Redfield questioned once a Legacy tree is removed what action the township can take. Ms. Mason responded; there is nothing the township can do. Mr. Redfield then suggested creating the ordinance as a program instead.

In a form of a motion by Mr. Redfield; seconded by Mr. Kelso after careful review of the proposed Legacy Tree Draft ordinance the Doylestown Township Planning Commission recommends the Board of Supervisors consider creating a program for the Legacy Trees and not an ordinance.

Motion carried 4 to 0.

Adjournment: 8:10 p.m.