

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

August 28, 2017

The Doylestown Township Planning Commission Regular Meeting was held at 7:00 p.m., Monday, August 28, 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 Reppa. Others in attendance included Township Manager; Stephanie Mason, Board of Supervisor Liaison: Richard Colello and Township Planning Consultant; Judy Stern Goldstein.

**Review of Minutes:**

In the form of a motion by Mr. Lowenstein; seconded by Mr. Kelso the July 24, 2017 Doylestown Township Planning Commission meeting minutes were approved.

Motion carried 4 to 0.

**Public Comments:**

Central Bucks High School West Athletic Field \ Preliminary Land Development

Mr. Terry P. DeGroot, PE of Terraform Engineering explained; the proposed Preliminary Land Development plan is to reconfigure the existing athletic fields across Memorial Drive at Central Bucks High School West to create two synthetic turf fields. Additionally, the plans propose to add a seventh tennis court for district play, refurbish the baseballs fields to add new back stops, benches and fences.

A macadam cap will be placed on site near the tennis courts, with a distance access. Three to four foot retaining walls will be located on the north side to create a flat field. On the south side, the retaining walls will be four to five feet. Upon a question from a resident, Mr. DeGroot explained; the field along the south side has a slope that goes up hill toward the north with a seven to eight foot drop. The field will be higher than the existing path, where the wall will face the walk way. On the north side, the face of the wall will run along the fields. To flatten the field, cutting and filling along the retaining wall will be performed. Ms. Hendrixson questioned; is there no access, except for certain points along the field. Mr. DeGroot agreed and noted two access to the fields are existing. The mid points of the field are at grade and will be located to the west and east.

Mr. Reppa questioned; if fencing will be installed along the fields. Mr. DeGroot answered; four foot high fencing will be located to protect the walkway and fields. Mr. Reppa questioned; what the synthetic fields use. Mr. DeGroot answered; football, soccer, lacrosse and field hockey will be played on the fields.

Resident: Jim Laser of 40 Latham Court questioned; how far will the fencing extend. Mr. DeGroot answered; the fencing will stop at the middle third of the site near the baseball field. A small amount of grading will be provided at the west side. The retaining wall will continue to the north. The second retaining wall on the south side will continue the same. Near Mr. Laser's property, the baseball field was proposed to be relocated with dugouts. However, the school district decided not to move forward, so the plan can remain on budget. Instead, new back stops, benches and fences will be installed. The backstops will be 20 feet high with 20 foot wings. As an alternate, the perimeter fence may be replaced, if budget permits.

Ms. Stern Goldstein noted; the fence on the plan is significantly closer to the property line. Mr. DeGroot indicated; the baseball field was going to be relocated. The plans provided enough room to add the dugouts, but was more than the township's ordinance allowed. At this point, the plans for the baseball field is currently being held and the fence is set by the location at home plate. A total of twenty five (25) feet is being held from home plate to the back stop.

For the track, a hard surface runway is proposed. The plan is also an alternate, if the budget allows. If the plan is denied, a grass surface will remain. Ms. Stern Goldstein noted; the track was not shown under existing features. All full limits features should be showcased on the plan to create existing non-conformities on the site. Mr. DeGroot agreed. Upon showing placement of each athletic field on the plans, Ms. Stern Goldstein suggested to show the limit of the existing practice fields by the fence. Mr. DeGroot agreed and explained the grass area, except for an existing pond is used for athletic activities.

The difference between of what is current and what is proposed is a retaining wall along the north and south side of the site. The wall is closer to the property line of what is allowed through the ordinance. The issue will be addressed with the Zoning Hearing Board. The walkways have a subdivision land development issue (SALDO) with the placement not being within five feet away the property line. A waiver will be requested. Mr. DeGroot questioned; if the fencing should have a setback from the property line. Ms. Stern Goldstein indicated; no.

Mr. DeGroot indicated; tonight's objective is to receive clarification of what is existing non-conforming and what issues are needed to receive zoning variances. Once clarification is provided, the applicants will meet with the Zoning Hearing Board.

Mr. Reppa requested clarification on the proposed stormwater maintenance. Mr. DeGroot explained; the tennis courts interfere with the existing retention pond. The plan is to capture the flow from the tennis courts by installing a pipe underneath the field towards a large, underground basin. The basin will be located underneath the synthetic turf and will control the flow and infiltration.

Upon Mr. Lowenstein question regarding the slope, Mr. DeGroot explained; the general slope is from north to south then east to west. Mr. Stern Goldstein added; upon the cut and fill to level the slope, a flat surface will be established. Additional pipes will be added for distribution as primarily stone bed. Upon testing, the plan provides enough infiltration under the township's requirements. Additionally, a pipe will run across an adjacent neighborhood and discharge into a stream. The discharge will be at a lower rate of flow. The downstream capacity was not investigated. However, the flow will be slower.

Mr. Kelso questioned; how does the water from the synthetic turf enter the stone storage. Mr. DeGroot answered; the details of the plan are not clear. The plastic grass is infield with a rubber and sand mix. The turf is a carpet and the base has perforations to assist with the flow of the water. Underneath is eight inches of stone bed, and under the stone are flat paddle drains. When water flows through the turf, the flat paddle drains will collect the water and run it through a series of four pipes tied into the ground system. The stone is three quarter inch stone and clean, where the water is collected and detained.

Mr. Kelso questioned; what is the schedule of the overall project. Mr. DeGroot answered; the project start date is March of 2018 and anticipated to complete in August of 2018. Mr. DeGroot noted; the rear plates will be installed under an existing outlet structure underneath the sidewalk. This will control the flow and lead into a swale then discharges into an existing twelve inch pipe towards the Central Bucks YMCA.

Ms. Stern Goldstein requested clarification on a walkway to the existing fields near a property line and vegetation. Mr. DeGroot explained; the shrubs will be trimmed. There is a slope away from the wall and a grass swale, which collects and flows towards the YMCA. Additionally, the **Tarasol** property has a ditch that intercepts the water and not clearly defined. Its proposed to redirect the sidewalk to drain up against the wall and connect it to the drain pipe. Ms.

Stern Goldstein questioned; if any grading is proposed beyond the fence of the property or any roots of the trees beyond the limits. Mr. DeGroot answered; the sidewalk sections are going to be approximately six to seven inches deep and will meet grade along the south side. There is limited area to complete a large amount of grading. Ms. Stern Goldstein recommended; the plans to show the trail and walkway. Mr. DeGroot agreed.

Resident: Mr. Laser questioned; if the fields will flow north and south instead of east and west. Mr. DeGroot indicated yes. He then questioned; will there be a guard rail. Mr. DeGroot answered; There is an existing fence, which may be replaced. On top of the retaining wall, will be a four foot fence around the perimeter of the field. In addition, ball netting will be added to the north and south side of the field to catch 90% of sport balls. The retaining walls will consist of a large boulder system as ready rock.

Mr. Reppa questioned; are bathrooms proposed. Mr. DeGroot answered; no bathrooms are proposed. The plans are to eliminate a storage shed along the west side of the tennis courts. The new shed will be lower in existing grade and further away from the property line. Three existing sheds will be either rebuilt or relocated, depending on the budget. Ms. Stern Goldstein recommended; the applicants meet with the township manager and review the list to determine what items are needed.

Resident: Cheryl Morris of Plumstead questioned; if the shed located on the east side will be moved. Mr. DeGroot answered; the shed will be replaced and moved towards the end of the tennis courts. Ms. Morris indicated; the shed is important to provide electricity when videotaping games. Mr. DeGroot answered; the school district will have a lift available to assist with videotaping.

Ms. Hendrixson questioned; if lighting is proposed. Mr. DeGroot indicated no, but there are plans in place to renovate the stadium. The bid process will begin shortly, where a new entrance will be constructed off School lane with bathrooms.

Mr. DeGroot requested direction regarding a walkway. On the original plans submitted, a walkway was presented out to the baseball field. The district prefers not to construct the walkway. It's proposed to only replace the fence at the baseball field. Mr. DeGroot questioned the necessity of the sidewalk and requirement. Ms. Stern Goldstein responded; an accessible route is needed as per the Americans with Disabilities Act (ADA). The township will not direct where the access should be. However, the applicant must make the entry accessible. Ms. Mason added; an emergency access and walkway from Progress Drive is recommended. Mr. DeGroot indicated; the fence will not be secured with gaps as an entrance for emergency vehicles. Mr. Kelso noted; the twelve foot gate entrance and a ten foot entrance on the other side of the fields. A ten foot entrance will be narrow for emergency vehicles. Mr. DeGroot agreed to make the entrance wider.

Upon reviewing the Pickering, Corts and Summersons' August 17, 2017 review letter, Mr. DeGroot indicated the applicants will comply with most comments and noted ...

- 1) *Waiver request under Section 153-20.C.(10) due to an aerial will be provided.*
- 2) *Variance request due to the synthetic field has an impervious surface of 56% and the township allows for 30%. The field itself is at 41%.*

#### Grading & Utility Plan

14) *SALDO Section 153-39.C.(5) - a waiver is requested due to grading being performed on the south side of the field.*

16) *SALDO Section 153-39.D.(1) – the applicants will comply. However, the surface slope along the wall cannot become steeper than a four horizontal to one vertical. Upon Mr. DeGroot's question, the commission indicated a waiver will need to be requested.*

18) *An approval has been received from the Municipal Authority for a water line and will be provided to the township.*

PCSM Plan and Details

29) *Section 148-19.B.(3)(f) – Mr. DeGroot proposes a blanket easement for the infiltration stormwater under the storage facility proposed. The Commission indicated further discussion is needed.*

Ms. Hendrixson questioned; will all details regarding the turf be provided. Mr. DeGroot indicated yes.

Upon reviewing the Pennoni & Associates August 24, 2017 review letter, Mr. DeGroot noted ...

The applicants met with the Township's administrative staff regarding installing a second cross walk off Memorial Drive on the south side of the school. Currently, there is a crosswalk across School Lane and a second along the Memorial Drive. After further consideration, the district does not see a reason to add a third crosswalk. Additionally, there is access from Doylestown Borough. Upon referencing Michael Baker International, Inc. August 18, 2017 review letter, Mr. Kelso noted; the plans need to comply with current standards and the Township's Transportation Advisory Committee request. With being a busy area, Mr. Kelso recommended to provide any improvements to assist the pedestrians. Mr. DeGroot suggested not having parking along the street towards Doylestown Borough will solve several issues. Ms. Mason recommended; the applicant address the idea with Doylestown Borough's Traffic Committee.

Mr. DeGroot questioned; if the Planning Commission have any issues with installing a third crosswalk. The Commission agreed there are some issues to view closer before making a final decision. Mr. DeGroot indicated; he will review the Michael Baker review letter and schedule a meeting.

Upon reviewing the Boucher & James, Inc. August 22, 2017 review letter, Mr. DeGroot noted ...

- 1) *Additional information is needed for clarification of variance the applicant cannot comply with. Ms. Stern Goldstein suggested to schedule a meeting to discuss further. Mr. DeGroot agreed.*

Mr. Kelso questioned; are outdoor storage and buses being proposed. Mr. DeGroot indicated no and will place a note on the plans.

President of Village of Doylestown Homeowners Association; George Liskey questioned; if a twelve foot gate is proposed for emergency access. He then suggested to add a curb cut to come across the sidewalk. Additionally, there is a difference in elevation when cutting three feet down. Mr. DeGroot explained; the access point will begin before the field ends, where there is no retaining wall. Also, there are no plans to add a curb cut. Grading will be performed passed the right of way to provide a softer drop off.

Mr. Laser questioned; will a walkway be provided for pedestrians. Mr. DeGroot indicated yes and access can be gained in and out. However, vehicles will be controlled and not provided for public access.

- 2) *Mr. DeGroot referenced paragraph 5c, SLDO Section 153-34.B(3), three trees are being removed near the retaining wall. Details will be provided. Additionally, street trees will be provided along Progress Drive. Mr. DeGroot offered to review one tree requested to be replaced and will respond as per the Township's direction.*

Mr. Colello questioned; if the applicant will comply with Township's Fire Marshall; Rick Schea's August 9, 2017 review letter. Upon reviewing the letter, Mr. DeGroot indicated he will comply with all comments.

Mr. Laser questioned; if artist renderings will be created. Although no renderings are currently available, Mr. DeGroot reviewed the plans in detail.

Doylestown Township Comprehensive Plan – Continued Discussion

Upon reviewing the Doylestown Township Comprehensive Plan, amended in 2008, Ms. Hendrixson commented; a population demographics or survey will not provide additional information and may not be needed. Although, reviewing the plan during the ten year anniversary is a promising idea, overall the plan is in good shape. An important note is to show the Commission's support in keeping the plan in its current state and reiterate some of the cluster zoning placed are going strong. With future project scheduled, it will be a positive direction for the community.

Ms. Stern Goldstein recommended to update the land use map to reflects along Easton Road, which is commercial but shown as residential in all studies.

Ms. Mason reported; along a cross over to Turk Road, there are three zoning districts overlapping one another. The C1 District drops down along Route 611 and picks up several properties. From Sauerman Road, it transitions midway to R1. The opposite side is under the **BC District**. Additionally, with the subdivision land development ordinance (SALDO) for the bike trails, the comprehensive plan map references both the chart and map. The map is noted under the older version of the plan and needs to be updated to show the ultimate right of way.

Ms. Stern Goldstein recommended; the subdivision land development should also reference the map and be updated.

Mr. Reppa questioned; if there are legal requirements to update the comprehensive plan. Ms. Stern Goldstein answered; it's not a legal requirement. However, it's recommended to be reviewed every ten years. Ms. Mason added; no major changes were noted since 2008.

Ms. Stern Goldstein suggested; to add a section to meet diverse needs for housing of multi generation and how it pertains to zoning.

Mr. Kelso commented; one issue to review with demographics is school closures. Although, the township does not have much control, it will become an issue within ten years with losing earned income and tax revenues. He then noted; there is very little that can be accomplished with housing.

Upon a discussion amongst the Commission regarding zoning as it pertains to several types of housing, Ms. Mason recommended; the goals and objection section be updated to fit five to ten years out. Mr. Lowenstein disagreed, indicating; no significant changes are expected within ten years to update the fundamentals of the comprehensive plan.

Ms. Stern Goldstein recommended to update the community services and facilities section under page 35, 36 and the top two paragraphs of page 37. Ms. Mason added; an update noting the name change of Delaware Valley University from Delaware Valley College should be included. Also, the change of the Doylestown Township Municipal Authority under the sewer system should be noted.

Ms. Mason questioned; can the title be changed to remove the 1989 Comprehensive Plan, as amended in 2008. Upon a brief discussion, the Doylestown Township Planning Commission agreed to rename as 2018 Comprehensive Plan, as amended from 1989 and 2008.

Upon Mr. Colello's question, Ms. Stern Goldstein clarified; the Commission will review the Comprehensive Plan to provide comments for a draft of a premise and discuss at the September 28, 2017 Regular meeting. Ms. Stern Goldstein suggested; the commission provide bullet points of items to address. Ms. Stern Goldstein will then present a draft for additional comments at the next meeting. The Commission agreed.

#### Items for Discussion

Ms. Mason reported; the September Planning Commission meeting will be held in temporary trailers due to Municipal Complex renovation project beginning on Saturday, September 16<sup>th</sup> with a Wrecking Ball event.

The Callan Tract is scheduled to meet with the Township Engineer; Mario Canales onsite, on September 12<sup>th</sup> at 5:00pm.

**Adjournment:** Hearing no further business, the August 28, 2017 Doylestown Township Planning Commission Meeting was adjourned at 8:29 pm.