

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

February 26, 2018

The Doylestown Township Planning Commission Regular Meeting was held at 7:00 p.m., Monday, February 26, 2018 in the Doylestown Township Activity Trailer off Wells Road, Doylestown, PA. Members of the Doylestown Township Planning Commission in attendance included Chairperson: Judy Hendrixson, Vice Chairman; Gregory Reppa with members, Thomas Kelso George Lowenstein and Jeremy Deppler. 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. Reppa; seconded by Mr. Kelso the January 22, 2018 Doylestown Township Planning Commission Reorganizational meeting minutes were approved.

Motion carried 5 to 0.

Preserve at Burke's Farm – Preliminary Land Development Plan: Removed from agenda by applicant

Zoning District and Comprehensive Plan Update – Continued Discussion:

Ms. Mason referenced Director of Code Enforcement; Sinclair Salisbury memorandum, which suggested to rezoning certain tax parcels along Turk Road currently zoned under the C1 District. On one side of Turk Road, it's zoned C1 near Route 611 and on the other side it's zoned VC. Ms. Mason indicated; meetings with residents may be needed. Most of the area is a mix of apartment buildings and single-family homes.

Upon Ms. Hendrixson's request, Ms. Stern Goldstein provided a map of the area. Mr. Lowenstein commented; the area is mostly industrial and should not be considered C1. Mr. Reppa noted; access is gained from either Turk or Sauerman Roads. Ms. Mason indicated yes, and all access will be via Turk Road.

Mr. Kelso noted; a report submitted by Mr. Lowenstein several years ago, where he recommended the area be zoned commercial.

Ms. Mason recommended a site visit of the area be completed to discuss issues at a future meeting with Mr. Salisbury. There are two side of the street and with the changes along Route 611 going toward Edison Furlong. Additionally, the zoning along Turk Road having two different uses on the right and left sides. Route 611 zoning towards Doylestown Borough along the main section, where the VC and C1 Districts are noted. She suggested the discussion should determine what is appropriate.

Mr. Kelso indicated; one issue is splitting the Vernon Horn property, which may be problematic. He then commented; with the area surrounded by mixed uses, there may not be a perfect solution for zoning. Ms. Hendrixson suggested viewing the area as a group, possibly under the Village District.

Ms. Hendrixson asked what residents are questioning the rezoning of Turk Road as noted under Mr. Salisbury's memo. Ms. Stern Goldstein clarified; over time Mr. Salisbury recorded residents inquires and there no specific issue. Mr. Kelso commented; once the Commission moves forward with any zoning changes, residents of the area should be invited to a meeting to provide their comments.

Ms. Stern Goldstein recommended; the Commission view other areas during their site visit to determine problematic areas for future land use. Ms. Mason noted; upon a conversation with Mr. Kelso, the Burke property should be added to the site visit.

Mr. Colello suggested to have the properties considered be color coded for better identification. Ms. Stern Goldstein offered to provide section of the zoning plans.

The Commission agreed to include Turk Road, Burke property, Bristol Road, Eagles Peak property and Ferry Road as part of the site visit. Mr. Kelso suggested to provide the Commission with Mr. Lowenstein's report for reference. The site visit was scheduled for March 26th at 3:00pm.

Bray/ Long /Schmidt – Proposed Amendment/Conditional Use

Ms. Mason provided the Planning Commission the application for the Bray /Long /Schmidt proposed zoning amendment and conditional use. The applicants are scheduled to attend the March 26th regular meeting. The property will impact the Pebble Ridge \ Wood bridge public sewer connection project. Mr. Kelso indicated a public improvement overlay district should be considered. Mr. Kelso provided an example as Bristol Road is ideal for access through the Neshaminy Creek. It will also assist with storm water management issues and avoid the township in spending money towards meeting State requirements for storm water. It will also permit the continuation of a multi-use trail. He then clarified; the public improvement overlay district's concept is to identify public improvements in exchange of making offsite improvements. Typically, it will be density or a change of a type of unit. Overall, it doesn't take anything away from the property. However, it may provide options. It will become a more accepted option for zoning than conditional use.

Upon Mr. Reppa's question, Ms. Mason provided an overview of the Pebble Ridge \ Woodbridge proposed sewer project. The property is zoned R1A, two acres minimum, Ms. Stern Goldstein added; the applicant proposed a B16, single family townhouse use in conjunction with significant infrastructure improvements. The proposed use will provide the density permitted by conditional use by completing an infrastructure improvement. The conditional use is view separately for issues with regards to traffic and buffering.

Mr. Lowenstein questioned; if another access is proposed. Ms. Stern Goldstein answered; an emergency access is proposed on the site plan. Looking at the application quickly, Ms. Hendrixson commented; the proposal will have to be clearly defined. Ms. Stern Goldstein added; they will also need to show a way to delineate the edges to make sure it's clear and stabilized. Maintenance will be part of a homeowner's association (HOA).

Mr. Lowenstein questioned; if there is an advantage for not having two entrances. Ms. Stern Goldstein answered; a second full access will not be provided off Bristol Road. A zoning text amendment was submitted for the conditional use.

Mr. Kelso questioned; what will the applicant expect at the March meeting. Ms. Stern Goldstein answered; the applicant will probably request the Planning Commission to recommend a meeting with the Board of Supervisors. Ms. Mason added; she informed the applicants a meeting with the Board will not be immediate.

Mr. Kelso suggested the Commission set up a time frame for the process before recommending the amendment to the Board. Ms. Mason indicated; the process may take several months.

Mr. Colello commented; with having a tour and meeting scheduled on March 26th, he suggested having a separate discussion prior to meeting with Toll Brothers to have a clear direction on how the meeting should run. Ms. Hendrixson agreed, and the commission should have a clear direction of the pros and cons between an overlay district and conditional use. Mr. Kelso clarified; it looks better from a comprehensive plan standpoint dealing with one

property. It also allows the township to expand the menu of public improvement, so it just not one public improvement. It will not be considered spot or contract zoning and provides a better and safer basis.

Ms. Hendrixson questioned; what the changes to neighbors are located along Upper State Road. Mr. Kelso answered; the township will provide neighbors with enough property the same benefit as with the Toll Brothers. The overlay district does not take any right away. Instead, it adds options to the development. Ms. Stern Goldstein added; the applicants are proposing a new B16 use to be permitted, if the requirements are met. The requirements are public water and sewer, permitted by conditional use with parcels fronting along the minimum of two public streets as a community collector, an arterial, regional arterial or road classification and minimum lot size of 45 acres in the aggregate. The B16 use will be permitted by conditional use.

Ms. Hendrixson questioned; what the process for the overlay district is. Ms. Stern Goldstein answered; the process would be the same as a zoning amendment. Which improvements will need to be determined and apply a formula to calculate how much density is received for what magnitude of what improvement. There is a certain bonus density and yard relief received. The best time to review the overlay district process is with a developer.

Ms. Mason reported; with the amount of people invited and scheduled to attend the March 26th meeting, another venue will be reserved. Details will be provided upon confirmation.

Ms. Mason suggested having the applicants attend the March 26th Regular meeting. The Commission will need to recommend additional workshop meetings afterwards to discuss the overlay district versus a conditional use. The applicants have not submitted a formal land development application.

Continued Discussions:

Mr. Reppa questioned; why applicants; Burke Farm remove their presentation from the agenda. Ms. Mason answered; the applicants had zoning concerns and meeting with the Zoning Hearing Board. They prefer to meet with their engineers first to review all issues. The applicants have also approached a neighboring property currently for sale to possibly add on acreage. The applicants are schedule to present the plans at the March 26th Regular meeting.

Mr. Kelso commented on concerns with road widening to provide parking on one side, drainage and the bike & hike trail. Ms. Mason noted; one major concern recorded in the Boucher & James, Inc comment letter was with calculations. Ms. Stern Goldstein added; the applicant wanted to make sure his plans were accurate before investing more time and energy in repairing the existing plans.

Mr. Kelso reported; the annual Planning Commission report to the Doylestown Township Board of Supervisors was well received. The Board seemed to approve the Commission move forward with the age friendly community concept and begin with inventory. The next step is to meet with different groups who are involved with the senior community, such as the school district and Doylestown Hospital.

Ms. Mason reported; the Bicentennial Committee scheduled an evening with William Edgar Giel event on March 13th at Delaware Valley University. William Edgar Giel one of the first to introduce the study of Anthropology and owned a home off Elfman Road off Route 202. The committee continues to fundraise by selling items, such as tile, plaques, t-shirts and trees.

The groundbreaking ceremony for the new Municipal Building Complex is scheduled for March 6, 2018. Ceremonial bricks from the old building are on sale for \$10.00 each.

Ms. Mason is scheduled to speak on this history the Doylestown Township mural on March 10, 2018, 2:00pm at the Doylestown Bookstore.

Adjournment: Hearing no further business, the February 26, 2018 Doylestown Township Planning Commission meeting was adjourned at 8:15 pm.