

DOYLESTOWN TOWNSHIP PLANNING COMMISSION

Regular Meeting

~Minutes~

January 27, 2020

7:00 PM

Community Meeting Room
425 Wells Road
Doylestown, PA 18901

Members of the Doylestown Township Planning Commission in attendance included Judy Hendrixson, Gregory Reppa, Thomas Kelso, and Ted Feldstein.

Absent member included George Lowenstein.

Township Staff in attendance included Township Manager Stephanie Mason, Board of Supervisor Liaison's Jennifer Herring and Nancy Santacecilia, and Township Planning Consultant Judy Stern Goldstein.

Call to Order

Ms. Hendrixson called the meeting to order at 7:02 PM.

Reorganization:

Members of the board and staff introduced themselves.

Selection of Chairman:

Mr. Reppa moved, and it was seconded by Mr. Feldstein to nominate Ms. Hendrixson to serve as Chairman.

Hearing no further nominations Ms. Hendrixson was elected Chairman; MOTION passed 4-0.

Selection of Vice Chairman:

Mr. Feldstein moved and it was seconded by Mr. Kelso to nominate Mr. Reppa to serve as Vice Chairman.

Hearing no further nominations Mr. Reppa was elected Chairman; MOTION passed 4-0.

Review of Minutes:

Mr. Kelso MOVED, and it was seconded by Mr. Feldstein to approve the November 25, 2019 Doylestown Township Planning Commission meeting minutes. MOTION passed 4-0.

Public/ Commission Comments/ Presentations:

Joe O'Malley, 138 Rogers Road, inquired if prior to a vote that public opinion is required. Ms. Mason responded that the committee typically does take comment from the public

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before a vote. He asked if there is a rule stated that it is a requirement. Ms. Mason stated she would review further.

Chelsea Paskman, 125 Rogers Road, inquired how far in advance agendas are posted for public meetings. Ms. Mason responded that agendas are posted the Friday before a public meeting.

Warrington Audi-Porche Preliminary Land Development Plan:

Ms. Julie L. Von Spreckelsen, Attorney of Eastburn and Gray, P.C., presented information regarding the preliminary land development plan for the Warrington Audi-Porche. The plan is necessary, as it is required by the manufactures Audi and Porche. She noted the proposed building would be on current impervious coverage. Ms. Von Spreckelsen provided renderings and plans to demonstrate the outcome they hope to achieve. She relayed to the board that they have had Township staff meetings as well as neighbor meetings to listen to concerns and explain that only the buildings would change not the business. She added that the Zoning Hearing Board granted relief on April 15, 2019. Ms. Von Spreckelsen confirmed that all review letters from County, Township Consultants and engineering firms were in compliance.

Gary Tilford, Vice President of Charles E. Shoemaker, Inc. identified twelve waivers they are asking for. He reviewed the waiver letter submitted and explained why they are asking for each one. Mr. Reppa and Ms. Hendrixson inquired about pedestrian walkways listed in waiver number three. Mr. Tilford explained that there is not expectation of increased business or employment and that both buildings would have walking access to the front, showing the pedestrian access on the presented plan. Mr. Kelso asked that the plan be reviewed for the cars parked out front, as they are close to the right of way. He also recommends a focused traffic study be completed and asked the group to attend the next Township bike and hike committee meeting. Mr. Kelso inquired what would become of the parking in the back, referring to waiver number five. Mr. Tilford responded that it would revert to green space, as it was a previously existing part of the space.

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Mr. Kelso asked if inventory is stored off site and Ms. Stern Goldstein inquired if the reduction of parking spaces would affect the need for additional storage. The group responded that they do not have off site storage nor would they need it, as they are not a volume dealership and do not keep excess inventory on site. The board inquired on how many customers parking spots they plan total. Mr. Tilford responded they plan to have eighteen customer parking spots, four being ADA compliance spots. Mr. Kelso inquired about progress relating to the required PennDOT application. Mr. Tilford noted it was not yet applied for, as they wanted Township approval before applying. Mr. Kelso inquired if Kelly road residents were concerned with the access point. Ms. Von Spreckelsen noted they had not heard any concerns within the meetings with neighbors.

Ms. Von Spreckelsen asked for waiver of fee as the fee stipulates a residential property, regarding waiver request number eight. Mr. Kelso requested details for waiver number nine and ten. Chad Brensinger, project engineer of Charles E. Shoemaker, Inc., explained the basin and rain garden proposed noting that the plan is designed around DEP requirements.

Ms. Hendrixson inquired if impervious surface is being added, regarding waiver number eleven. Mr. Tilford responded that it is increasing in small amounts around the property.

Ms. Mason noted Boucher did not yet review the most recent, updated letter submitted of January 22, 2020, and James Inc. Ms. Stern Goldstein agreed and stated she and the Township Engineer would like to review the added waivers further.

Ms. Hendrixson inquired if solar shade was considered. Mr. Tilford responded that setbacks would need to be considered and they would research further. Ms. Stern Goldstein suggested reviewing sustainability procedures and "Green" initiative program as it would reduce permitting costs. Mr. Tilford noted that vehicle charging stations are a part of the plan.

Rachel Vahey, from InFocus Planning, presented the landscape plan and asked for a waiver of trees to be put along Kelly road, regarding waiver number twelve. She noted the land would have a net gain of vegetation.

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Ms. Stern Goldstein noted switching the employee parking and storage parking would create compliance with the ordinance, as a buffer for parking is would not be needed.

Ms. Hendrixson suggested to table and review updated engineering comments. Mr. Kelso concurred, as he wants to take site visit. Ms. Von Spreckelsen reiterated that the plan complied with the exception of the waivers requested.

Mr. Kelso moved and it was seconded by Mr. Feldstein to table the Preliminary Land Development Plan and schedule a site visit. MOTION passed 4-0.

Discussion of Potential Projects for 2020

Ms. Hendrixson inquired about the Hammerstein Museum project. Ms. Mason noted they are going to be requesting a review extension. She is expecting the letter to confirm request next week. Ms. Hendrixson also inquired about the Grasso project. Ms. Mason responded that they may possibly come to the March meeting and are working on a revised stipulation documents and plans. Mr. Reppa inquired if there is an update on zoning ordinance for a gas station / convenience store. Ms. Stern Goldstein noted it would be reviewed next month and revisiting the definition of family for March meeting.

Mr. Kelso proposed they continue to focus on age friendly community planning and reduction of viability of commercial properties and update existing zoning plans and access for the aging population. Ms. Mason noted the Planning Commission completed corridor studies in house years ago.

Adjournment

Ms. Hendrixson adjourned the meeting at 8:31 PM

NOTE: our next meeting is Weds, February 12th at 7:00 pm