

**Meeting Minutes from the
DOYLESTOWN TOWNSHIP PLANNING COMMISSION
Regular Meeting
June 22, 2020**

The Doylestown Township Planning Commission Regular Meeting was held at 7:00 p.m., Monday, June 22, 2020 at 425 Wells Road, Doylestown, PA 18901. Members of the Doylestown Township Planning Commission in attendance included Chairperson: Judy Hendrixson, Vice Chairman; Gregory Reppa with members; Ted Feldstein and Thomas Kelso. Others in attendance included, Board of Liaisons: Jennifer Herring & Nancy Santacecilia, Township Planning Consultant; Judy Stern Goldstein and Township Manager; Stephanie Mason.

Ms. Hendrixson commented that since the February meeting long time Planning Commission member George Lowenstein passed away. The Planning Commission has a vacancy. If anyone is interested they should send a letter to the Township.

Review of Minutes:

On motion of Mr. Reppa; seconded by Mr. Kelso the February 12, 2020 Doylestown Township Planning Commission meeting minutes were unanimously approved. 4 - 0

Public / Planning Commission Comments / Presentations:

None

Hammerstein Museum – Preliminary Land Development Plan

Mr. John VanLuvanee, attorney for the applicant and Scott Mills, VanCleaf Engineering were present.

Mr. VanLuvanee indicated that the preliminary/final plan submitted is in compliance with the approved court ordered stipulation for the development.

He then reviewed the Boucher & James Planning Review Letter dated May 28, 2020, he indicated that everything is a will comply.

There was discussion point regarding the buffer plantings required as part of the stipulation. The other party, Mr. Malloy required a fence.

Ms. Stern Goldstein indicated that there is some plantings and underbrush that needs to be cleaned out and that there are some other areas that are not sufficient and need to be supplemented. The fencing is fine but again that buffer yard needs to be addressed.

The performance requirements in the Engineers review letter dated May 26, 2020 were reviewed.

Mr. VanLuvanee indicated that the additional items outlined in #1 and #2 are a will comply.

There was discussion regarding #3 and under Subdivision Land Development items #1 & #2 are also a will comply.

Mr. Van LuVanee pointed out that item #3 the driveway grade is exceeding the 4%. It's due to the distance. In addition it's in excess of 7.8% in slope. It's an impossibility because the grade and the way that the sidewalk is proposed and where the house is located and the area along there needs to be addressed. That is why a waiver was requested.

#4 Requirement on the maximum slope and the earthen detention basin, this is something that needs to be reviewed with the engineer. It is a question of maintenance access which Mr. Kelso believes needs to be addressed.

#5 Will Comply

#6 Requested waiver on the slope

#7 the slope is steeper than 4:1 in the basin – waiver requested as well. Questions on the effect will need to be discussed with Penn Dot.

#8 Will Comply

#9 going to be dependent on the roadway widening and the stipulation and the shoulder on the west side and the sidewalk connection for the crosswalk to the bike path across East Road. This will require the taking down all of the trees in front of the property. Eliminating taking down the trees is a question on the storm water and that needs to be controlled. It is however addressed in the stipulation.

Mr. Reppa questioned how wide the shoulder is, Mr. Mills indicated 8'. There is a 15' widening and a retaining wall in front of the house, it is not an ideal situation but it will capture the storm water at a 4'-5' elevation, maybe worth exploring further.

Mr. Kelso indicated that the high point seems to be the driveway and it would be a good pedestrian crossing to the trail on the other side. Looking at it off the old Touhill plan there is potential with the right of way and maybe incorporating that into the Hammerstein plan.

Baker review letter dated May 29, 2020, indicated that there should be a fee in lieu of the trail. According to the stipulation fees are not required. This was consulted on with Mr. Garton, Township Solicitor and he agreed. They have agreed to make the connection to the trail on the opposite side of the road.

Pennoni letter dated June 2, 2020, reviewed the discussion regarding the guiderail being extended to the existing guiderail and the bridge parapet. This is something that may need to be discussed further as they are connecting the curbing, may not necessarily need the guiderail. This would be a discussion with Penn Dot.

Fire Marshal had no problem with the turning radius.

Mr. Kelso discussed the buffer around the parking lot and the ordinance requirement on the south side which is Doylestown Country Club, it is agreed to in the stipulation Mr. VanLuvanee pointed out. It is also a Zoning Ordinance requirement in the parking lots.

Mr. Kelso indicated that it seems that nothing really had changed on the plan except the driveway rework, therefore Mr. Kelso made a motion that the Planning Commission recommend to the Board of

Supervisors Preliminary / Final Plan Approval of the Hammerstein Land Development Plan. With the understanding that the applicant has agreed to modify the plan and address and review the letters except Bakers letter which will not include the fee in lieu of path. The applicant agreed to evaluate the point of crossing on East Road to connect to the pedestrian path on the opposite side and the option of widening and curbing East Road versus potential guiderail. The Planning Commission also agreed with the waivers that have been requested in the May 18, 2020 VanCleaf letter and agreed that further evaluation of the guiderail be considered.

Mr. Feldstein seconded the motion and the motion carried 4 – 0.

Buffering Discussion

Mr. Kelso suggested that buffering around parking lots which is used as a goal to soften visibility of cars and impact on neighbors should be revised and perhaps consider taking it out of zoning and just have it become a performance standard in the SALDO. Recommendation was plants at 5' around.

Ms. Stern Goldstein indicated that the current zoning ordinance has no dimensional requirement but it does indicated that plantings have to be in a row and it the plants have to be a certain height at time of planting. If it is in SALDO a waiver could be granted and it could be more specific. At present it has to be 4' at planting and sometimes depending upon the type of plants the developer picks they have difficulties getting the plants, so that should be a matter for discussion.

The Planning Commission agreed that in July they would use their meeting as a work session to discuss this topic as well as other zoning issues that need to be addressed.

Ashbridge at Furlong – Review of Stipulation

Prior to commencing the discussion this topic Ms. Hendrixson commented that since the February meeting long time Planning Commission member George Lowenstein passed away. The Planning Commission has a vacancy. If anyone is interested they should send a letter to the Township.

Mr. William Benner, Attorney for the project and Scott Mills, VanCleaf Engineers were present.

Mr. Benner provided a history of the proposed amended stipulation, indicating that back on June 24, 2019 the concept plans were reviewed with the Planning Commission and the Planning Commission concurred with the proposed concept. The Planning Commission asked that an outline be prepared by Mr. Benner and brought back to the July 22, 2019 meeting at which time the Planning Commission made a recommendation to the Board of Supervisors finding the concept favorable.

The applicant then attended the September 17, 2019 Board of Supervisors meeting where the Board of Supervisors directed the applicant and the professional staff to meet to develop a second amendment to the existing stipulation. Once the stipulation was written a draft would come back to the Planning Commission for review and a recommendation to the Board of Supervisors.

Mr. Benner indicated that he met with the professional staff on December 4, 2019 working on the draft and outline of the document, he met again on January 17, 2020 to begin to finalize and review the draft document. At that point the staff was satisfied with the draft document. The draft stipulation was assembled with anticipation of attending the March Planning Commission meeting. Unfortunately, due to the

Coronavirus the Planning Commission meeting was cancelled and tonight is the first opportunity to review the revised draft stipulation of the document.

Mr. Benner then reviewed the stipulation which he indicated truly begins on page 4 and references the exhibit of the preferred development alternative being attached and incorporated. He indicated that it would replace all previous plans as well. In addition, he indicated that a fully engineered plan will need to be submitted for review by the Township. He indicated that the stipulation indicates the occupancy of a senior citizens age 55 or older facility to be constructed. The number of dwellings would be no more than 124 of at least 105 to be one bedroom. The height of the building would not exceed 55' and no less than 120 off street parking spaces would be provided. He indicated that the stipulation addresses the outdoor amenities for the residents as well as a 20' easement with an improved 10' wide pedestrian path that is shown on the plan. The document also references that public water and sewer will be provided and construction of a force main will be provided as well. A second low pressure force main will be installed as well as offsite water line, the applicant will waive any recapture if a residential property proposes to connect to the low pressure sewer line. The floor plan of the building similar to the schematic is also provided and the architectural design is also provided.

Again, the parties agree that the process for reviewing preliminary and final land development plans for the development will be in accordance with the Townships Subdivision Land Development Ordinance.

The stipulation addresses lighting for the site as well as reforestation of trees that were previously removed years ago.

It addresses traffic as a right turn decal off of Rt. 263 and a no right turn on to Rogers Road.

Mr. Kelso asked about the credit for the water line and wondered if that should be addressed as water and sewer, it was indicated that it does refer back to paragraph 4G which addresses water and sewer.

Mr. Kelso also thought that the trail could be brought back a little farther from York Road and it was agreed that it could be reviewed at the land development time. It was noted that improvements on the Buckingham Township side of York Road at the old gas station are going forward and that access will become important to the area.

Being no further discussion Mr. Kelso made a motion that the Planning Commission recommend to the Board of Supervisors the approval of the Seconded Amended and Restated Stipulation and Agreement for Souderton Associate LP. Mr. Reppa seconded the motion.

On discussion Mr. Joe O'Malley, Rogers Road, questioned if the Planning Commission was truly ok with the draft stipulation because there is no traffic light proposed along York Road.

Mr. Reppa indicated that the previous plans would have generated significant amount of traffic that warranted a traffic signal along Route 263, however this age restricted facility eliminates a lot of the proposed traffic and therefore does not meet warrants for traffic signal and it appears more appropriate to move forward.

Mr. O'Malley commented that he believes people should have a say about traffic on their road and that Penn Dot should come out and explain why no traffic light is warranted.

Ms. Hendrixson asked if the Township Manager as a courtesy could reach out to Penn Dot and see if they would meet with residents and address residents' concerns on Rogers Road about the project not meeting

Penn Dot's requirements and warrants for a traffic signal. Ms. Mason said she'd reach out to Penn Dot but could not make any promises that they'd be willing to come out to a meeting.

Motion carried 4 – 0

Mr. Reppa asked if the information for the July meeting on buffers and other proposed zoning amendments could be sent out a week ahead to time.

Ms. Goldstein agreed.

Adjournment:

The meeting was adjourned at 8:32pm. The next meeting of the Planning Commission is scheduled for Monday, July 27, 2020 at 7:00PM.

Respectfully submitted,

Stephanie J. Mason
Township Manager