

DOYLESTOWN TOWNSHIP PLANNING COMMISSION

Regular Meeting

Monday, January 23, 2023 at 7 PM

Community Meeting Room, 425 Wells Road

Meeting Minutes

The Doylestown Township Planning Commission Regular Meeting was held at 7:00 pm on Monday, January 23, 2023. Members of the Doylestown Township Planning Commission in attendance included Judy Hendrixson, 2022 Chairman; members Tom Kelso and Robert Repko. Others in attendance included Stephanie Mason, Township Manager; Judy Stern Goldstein, Consultant, Gilmore & Associates and Jennifer Herring, Board of Supervisors Liaison.

Not in attendance were members Jill Macauley and Michael Kracht.

The meeting officially began at **7:00 pm**.

Reorganization

On motion of Ms. Hendrixson and seconded by Mr. Repko, Mr. Kelso was unanimously voted as Chairman.

On motion of Mr. Kelso and seconded by Mr. Repko, Ms. Hendrixson was unanimously voted as Vice Chairman.

Review of Minutes

On motion of Ms. Hendrixson and seconded by Mr. Kelso, the December 14, 2022 minutes were unanimously approved as prepared.

Public/Commission Comments/Presentations

None.

Items Scheduled for Discussion

Discussion Topics for 2023

Mr. Kelso opened the discussion for topics to be covered over the course of the year. He requested insight regarding potential projects from Ms. Mason.

Ms. Mason noted a couple items that may come before the Planning Commission. The first of which was 280 N. Broad Street. This property was last before the Planning Commission late in 2020, with a proposal for commercial use at the front of the property, which is located in the Borough, and condos/apartments at the back of the property which is in the Township. This proposal did not move forward, and new ideas are being considered.

Ms. Mason also noted that the County may come back regarding the old Neshaminy Manor site at Almshouse and 611.

Ms. Herring provided a summary of the county's presentation at the last Board of Supervisors Meeting. She added that the Board is curious what will come of it, but sees some issues of concern at the site, notably traffic and access.

Ms. Goldstein noted that there are some environmental concerns there as well, as listed by the Township EAC, namely asbestos. However, the County has some experience with this, and they are expecting to cover the cost of demo and abatement.

Mr. Kelso added that the county's RFI is not out yet. He suggested that someone from the Township should be on the RFI committee, but that is up to the county.

Ms. Herring replied that if they bring the RFI to the Township we can still give suggestions.

There was also a discussion as to whether some applicants should go directly to the Planning Commission as opposed to meeting with professional Township staff first.

Mr. Kelso requested being a part of the professional staff meetings.

Ms. Mason said she would pose this question to the Township solicitor.

Mr. Kelso then asked if there was any talk about the Barn Cinema.

Ms. Mason said they have not heard from them since it was announced that the cinema would be closing. There is potential for a number of uses there, but nothing has been proposed yet.

Mr. Kelso raised the question of the role of the Planning Commission and what to keep in mind going forward. It should assist the county, and possibly facilitate a meeting or workshop with developers.

Mr. Kelso noted that the Fountainville property on the west side of 313 before Ferry Road is still out there as well. They haven't been back to the Planning Commission since proposing a high-density residential community. At the time it was suggested that they look at matching what is happening in Plumstead with a Village Commercial use, but they have not made any other proposals since.

Ms. Mason added that she spoke to their attorney and suggested the applicant speak with area neighbors to keep them involved.

Mr. Kelso noted that the public improvement overlay zoning has been successful, as it allows increased density in exchange for making public improvements, for example the sewers in the Tradesville area.

Mr. Repko asked if there was any update to what is happening at York Road and 313.

Ms. Mason explained that the Grasso property has a stipulated agreement and has received preliminary land development approval for a senior living community of 124 apartments. They will also be making improvements to water and sewer in the area and be able to serve 70 +/- properties along Rogers Road. They are currently going through permitting with DEP and PennDOT. Once these items are complete, they will come back to the Planning Commission for final land development approval.

Ms. Hendrixson noted that the EAC has been working up plans to push environmental initiatives and wish to have help from the Planning Commission. These would include everything from plant materials, lawns, and water, to solar, geothermal, EV charging stations, etc. They are concerned the Planning Commission is not doing enough.

Ms. Herring explained that as part of the grant the EAC received, an energy inventory has been completed and now they are working on an implementation plan. She asked that as the liaison for both committees she be included on the conversations regarding joint meetings.

Ms. Mason then noted that there have been some changes on the state level regarding fireworks, which impacts the general ordinance as well as the zoning ordinance.

Ms. Goldstein added that the new ordinance prohibits tent sales and adds some holidays to the allowed fireworks days.

Ms. Goldstein also noted that in February they may bring changes to miscellaneous ordinances to the Board of Supervisors. These include the changing standards for manufactured homes, as the previous ordinance was based on mobile homes. There may also be some stormwater changes in SALDO.

Ms. Mason added that the Planning Commission may see a plan from Lenape Valley Foundation, which may require land development, but it is unsure at this time. Currently, there are no plans on the 90-day clock.

Plans Scheduled for Discussion

N/A

Sketch Plans Scheduled for Discussion

N/A

Adjournment

With no other business, and on a motion by Mr. Repko, seconded by Ms. Hendrixson, the meeting was adjourned at 7:57 p.m.

Respectfully submitted,

Kaitlyn Finley
Office Manager, Code Enforcement