

DOYLESTOWN TOWNSHIP PLANNING COMMISSION

Regular Meeting

Monday, May 22, 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, May 22, 2023. Members of the Doylestown Township Planning Commission in attendance included Tom Kelso, Chairman; members Jill Macauley, Michael Kracht and Robert Repko. Others in attendance included Judy Stern Goldstein, Gilmore & Associates; Jennifer Herring, Board of Supervisors Liaison.

Not in attendance was Vice Chairman Judy Hendrixson.

The meeting officially began at **7:03 pm**.

Public Comment

N/A

Review of Minutes

On motion of Mr. Kracht and seconded by Ms. Macauley, the April 19, 2023 minutes were unanimously approved as prepared.

Sketch Plans Scheduled for Discussion

Greyhawk Tract – Sketch Plan

Mr. Kelso provided a brief overview of the Greyhawk sketch plan for the residents in attendance. The area is at the corner of Upper State and Bristol Road, and the sketch plan includes three lots; two single family homes, and one lot as-is for the time being. The area is approximately 4 acres in total.

Steve Portnoy from 10 Cedar Crest Court asked if the plan had been approved without an explanation of what is happening on the third lot.

Mr. Kelso explained that there is no approval yet. This is a voluntary sketch plan. Next will be a preliminary plan, which will provide more detail including traffic, stormwater, etc.

Mr. Portnoy expressed concern regarding the water on his property. He has already been flooded and is concerned this will cause even greater harm. The Township Engineer has visited his property in the past.

Mr. Kelso showed the contours and direction of water shedding on the plan.

Mr. Portnoy asked when the zoning had been changed as he believed it to be agricultural.

Mr. Kelso explained that this property is the same zoning as the neighbors. It has residential zoning.

Chester Meyers from 331 Bristol Road asked if the developer could propose anything besides single family homes.

Mr. Kelso said that the area is zoned residential for residential use.

Mr. Salisbury added that the lot could be used as a nursery again, which is permitted in R-1 zoning.

Rob Poley from 2 Cedar Crest Court asked what the setback is to his property line.

Mr. Kelso replied that there is a 50 ft rear yard setback.

Ms. Goldstein added that depending on building size, this could be lower. For example, a shed at 144 square feet or less, can be as close at 7 feet to the property line.

Mr. Poley asked what the maximum building height would be.

Ms. Goldstein replied that the max is 35 feet, consistent with a two-story home.

Mr. Meyers asked about the access to the proposed lot.

Mr. Kelso noted that this question came up in review letters. Due to safety concerns, it was suggested that the access be off Upper State Road. He added that the plan does not include any internal roads.

Mr. Poley asked about the value of the homes and how many bedrooms they would have.

Mr. Kelso explained that it is unknown with this plan, but they appear to be standard two-story homes.

Ms. Goldstein said that the next plan will provide more details. She added that the only item that could potentially prevent it from being zoning compliant would that they asked for an easement for the pump station, and this could come out of the existing site area, which would reduce the base area. They need to document that and what is to be done with the third lot.

Mr. Poley asked if there is a time frame for approval.

Mr. Kelso explained that the clock doesn't start until they submit a preliminary plan. There is a 90-day clock after that.

Ms. Goldstein noted that this does not include building, only receiving approvals.

Mr. Poley asked what say the residents would have in what the developer is doing.

Mr. Kelso said they would have a say during the preliminary plan.

Ms. Goldstein wished to clarify that if the applicant is complying with the zoning ordinance, they have a right to develop the land as anyone else would. There is also no planted buffer requirement between single family, detached homes.

Mr. Kelso added that the bike and hike committee would also be interested in extending the trail from the adjoining development down Bristol Road and adding a sidewalk along Upper State.

Mr. Portnoy asked about the wastewater plan.

Mr. Kelso replied that they are proposing connections to public sewer and public water.

John Kwapinski from 4 Cedar Crest Court asked if the developer would be contacted.

Mr. Kelso explained that the applicant will have to be present in order to receive preliminary plan approval. They will have to answer to the comments from Township staff and consultant review letters.

Mr. Portnoy then asked if the barn on the third lot is historical.

Mr. Kelso said he did not believe this was on the historical list.

Mr. Kelso concluded that no action or recommendation is needed from the Planning Commission at this time. He noted that the residents can follow this project by checking future agendas.

Plans Scheduled for Discussion

N/A

Items Scheduled for Discussion

Doylestown Township Planning Module – Central Park Project (Community Recreation Center and Bathrooms)

Mr. Kelso provided an overview of the sewage facilities planning module. He presented the DEP Component 4A – Municipal Planning Agency Review (Exhibit A). He requested a motion that the form be forwarded to Ms. Mason for inclusion in the planning module. The motion was made by Mr. Kracht and seconded by Ms. Macauley. The motion carried 4-0.

Plans Scheduled for Discussion

N/A

Adjournment

With no other business, the meeting adjourned at 7:49 pm.

Respectfully submitted,

Kaitlyn Finley
Office Manager, Code Enforcement