

DOYLESTOWN TOWNSHIP PLANNING COMMISSION
Regular Meeting

September 27, 2010

The Doylestown Township Planning Commission Regular Meeting was held at 7:00 p.m., Monday, September 27, 2010 in the Doylestown Township Municipal Building, 425 Wells Road, Doylestown, PA. Members of the Planning Commission in attendance included: Chairman; George Lowenstein, Thomas Kelso, Edward Redfield, Donald S. Page and Judy Hendrixson. Also present: Board of Supervisor Liaison; Richard F. Colello and Township Manager; Ms. Stephanie J. Mason, Planning Consultant; Ms. Judy Stern Goldstein

Review of Minutes:

Minutes of the July 26, 2010 Planning Commission Regular meeting were approved in the form of a motion by Mr. Page, seconded by Ms. Hendrixson.

Motion was adopted 5 to 0.

Public /Committee Comments:

Chairman of the Environmental Advisory Council (EAC); Keith Peters informed the public that his presence was to increase awareness of the EAC with the Planning Commission.

Upon a recent tour of The Neamand Tract with Ms. Hendrixson, Ms. Mason and Mr. Colello, Mr. Kelso was pleased to announce the unique aspects of the property. Mr. Kelso indicated the goal was to review the location of the trail that leads into neighboring residences. With the line of trees planted, neighboring homes cannot be seen. He found the trail worked to the township's advantage, and also found the property's pond to be well established and island field located nearby to be big, flat and not wet from the recent rains. Mr. Kelso concluded by stating he was relieved to see the owners of Neamand Tract had really listened to neighbors and Bike and Hike Committee's concerns and the property will be really nice once developed as the owners are planning.

Draft of Ground Water Ordinance received 9/14/2010 from Boucher & James

Mr. Kelso provided the commission with a brief summary of the Ground Water Ordinance. As per recent discussion with neighbors, Mr. Kelso indicated a main issue was to address poorly elevated homes above the level of the high ground water table. Currently the only recourse in preventing flooding of basements is to continuously run sump pumps. Mr. Kelso mirrored the Ground Water Ordinance to Buckingham Township Ground Water Ordinance that is currently in place. He received very good comments from Township Engineer; Mario Canales.

The Ground Water Ordinance will be considered an amendment to the Subdivision Land Development Ordinance (SALDO). Certain sites may require waivers and use sump pumps. Ms. Stern Goldstein clarified, except for the few cases that a waiver is granted, the amendment will diminish sump pump uses considerably. Mr. Kelso added, a 3 to 4 foot raise makes a difference, and favorable with home owners.

Ms. Stern Goldstein noted several changes such a including a provision added to the planning requirements to show existing flooring depth and ground water levels

Resident: James Bingler of Turkey Lane questioned if French drains will still be connected to the sump pump. Mr. Kelso answered; normally French drain assists in a developer guaranteeing a dry basement, however French drains are considered a Building Code issue. The ordinance will if possible the the lower floor level to be above the water table around the home. Ms. Stern Goldstein added, the ordinance does not address French drains. Ms. Mason explained the Ground Water Ordinance will identify high water table through the SALDO process. The requirement for sump pumps would be addressed on an individual basis.

Resident; James Bingler then questioned if the ordinance will eliminate home owners from having basements. Mr. Kelso answered; No; and the commission realizes problems will occur if basements are eliminated.

In the form of a motion, Mr. Kelso requested the Doylestown Township Planning Commission recommend the Board of Supervisors consider the proposed amendment to the Township Subdivision Land Development Ordinance (SALDO) with the draft Ground Water Ordinance, seconded by Mr. Redfield.

Motion was adopted 5 to 0.

Mr. Colello questioned if the EAC will received a copy of the ordinance for their review. Ms. Mason answered; Special Project Coordinator; Sandra Zadell will present a copy of the ordinance to the EAC at their meeting of Tuesday, October 2, 2010. Afterwards, the Board of Supervisors will view and possibly adopt the ordinance at their meeting of Tuesday, October 5, 2010. Any changes from the EAC will be first viewed by the Planning Commission.

Mr. Lowenstein suggested the approved minutes be posted on the township's website as soon as possible for all boards and commission to view or possibly email approved minutes to the groups' chairpersons. Ms. Mason indicated to avoid confusion, once the approved minutes are provided they will immediately be posted on the website.

Adjournment 7:35 p.m.