

**Minutes from the
DOYLESTOWN TOWNSHIP PLANNING COMMISSION
Regular Meeting**

February 28, 2011

The Doylestown Township Planning Commission Regular Meeting was held at 7:00 p.m., Monday, February 28, 2011 in the Doylestown Township Municipal Building, 425 Wells Road, Doylestown, PA. Members of the Planning Commission in attendance included: Chairman; George Lowenstein, Vice Chairman; Judy Hendrixson, Thomas Kelso, Edward Redfield, and Kenneth L. Snyder. Also present: Board of Supervisor Liaison; Richard F. Colello, Township Manager; Ms. Stephanie J. Mason and Planning Consultant; Ms. Judy Stern Goldstein

Review of Minutes:

In a form of a motion, the minutes of the January 24, 2011, Planning Commission Regular Meeting minutes were approved by Mr. Kelso, seconded by Ms. Hendrixson with following corrections.

Under York & Swamp Associates LLC; Attorney for York & Swamp Associates name should read Mr. William Benner instead of Banner.

Motion was adopted 5 to 0.

Public/Commission Comments: None

Neamand Tract – Doylestown Executive Quarters / Silver Maple Farms *Removed from agenda by engineer

Neshaminy Creek Watershed – Implementation of ACT 167 for Stormwater Management

Township Engineer; Mario Canales reported the Pennsylvania Department of Environmental Protection (DEP) recently approved the Neshaminy Creek Watershed ACT 167 for Stormwater Management Plan. In accordance to the plan, municipalities are required to adopt or amend local storm water management ordinances within standards and provisions of ACT 167. Bucks County provided a model ordinance of the stormwater management plan for reference and DEP encourages the use of this model. Copies were provided to the commission. The model ordinance is similar to the existing Neshaminy Creek Watershed ordinance with some notable exceptions. The new ordinance's exemption criteria have been made to be more restrictive. No planned development in the watershed is exempt from applying volume control standards. In addition, the calculated captured runoff volume cannot leave the site and shall either be infiltrated, reused or evapotranspired. However, Mr. Canales believes all previous plans approved are grandfathered and covered by the old ordinance.

There are also two volume control criteria. If the regulated area is over an acre, the captured volume is required a certain calculation using the two years, twenty four hour stormwater management plan as a criteria. If the project is

under an acre, the same calculations can be used or calculations for two inches of runoff over the area of the new impervious surface can be used. The volume control of the two inch runoff, a ½ inch must be infiltrated. The other ½ inch cannot leave the site to be reused or evaporated, with the remaining one inch leaving the site.

Ms. Stern Goldstein noted when a resident installs a shed or patio; it would require a stormwater management plan.

Mr. Canales then referred to three levels of requirements of volume.

Projects over 5,000 square feet of new impervious surface will require peak rate control, storm water management plan and volume control. The stormwater peak rate control criteria has been revised from the 75% release rate for all areas of the township except the Pine Run watershed to a runoff rate based on different management districts. Doylestown Township is located within two Districts; A and B.

District A; which for all storm release rates except the two year storm is a 100% preconstruction release rate, the post construction ten year storm release rate cannot exceed the preconstruction ten year storm runoff rate. District B; the proposed condition meets the preconstruction rates of the next lowest storm, which is the five year storm release rate and cannot exceed the preconstruction two year storm runoff rate. This is between 75% and 80% release rate.

Projects between 1,000 and 5,000 square feet of impervious surface, peak rate control is exempt, but a stormwater management plan and volume control is required. Credits are available for the planting of trees, and certain amount of woodlands in the surrounding area, but volume control is still required.

Projects between 0 to 1,000 square feet of impervious surface, volume control is required. This is where Mr. Canales sees the most difficulty. For example; if a resident buys a storage shed from a nearby home improvement store, volume control is required from the township to install the shed. Ms. Mason added this will require the residents to be educated on the new ordinance to make them aware of the new regulations when installing a patio and/or shed.

Mr. Kelso then questioned Mr. Canales if guidelines are developed for residents. Mr. Canales indicated his offices are in the process of creating guidelines and is highlighted in his report at tonight's meeting under Appendix I. Ms. Hendrixson offered to provide Mr. Canales a copy of small projects guidelines with diagrams utilized in Abington and Cheltenham Townships for review. Ms. Mason added all information pertaining to the new ordinance will be posted on the website for residents.

Mr. Kelso questioned if the new regulations offers any relief for requested waivers. The current ordinance requires the site to be modeled as a meadow for the existing condition. The new ordinance requires does not, but does require analysis then remove 20% of the existing impervious surface area.

Mr. Canales then informed the commission Act 167 must be adopted by May 22, 2011 upon advertisement. Ms. Mason added Mr. Canales will be presenting the Neshaminy Creek Watershed ACT 167 Stormwater Management ordinance at the March 1, 2011 Board of Supervisors meeting.

Upon Mr. Kelso concerns with the protection of small projects, Mr. Canales explained form Appendix I, which is designed to provide volume control calculations and guidelines for small projects. He then suggested the commission

adopt Appendix I with ACT 167 ordinance and create a small projects application for projects under 5,000 square feet of new impervious surface.

In the form of a motion, Mr. Kelso recommends The Doylestown Township Planning Commission recommends the Doylestown Township Board of Supervisors consider the adoption of provisions to the Subdivision Land Development Ordinance (SALDO) as presented by the Township Engineer as well as the Neshaminy Creek Watershed ACT 167 Stormwater Management Ordinance as prepared by the county. Further the township consider creating an application package for small lots where disturbance is less than 5,000 square feet to take necessary approvals under the ordinance and Appendix I be included, seconded by Mr. Redfield.

Motion was adopted 5 to 0.

Groundwater Ordinance

In the form of a motion, Mr. Kelso recommends the Doylestown Township Planning Commission recommended to the Doylestown Township Board of Supervisors adoption of the proposed Ground Water Ordinance as advertised, seconded by Mr. Redfield.

Motion was adopted 5 to 0.

A discussion ensued amongst the Board and Mr. Canales regarding design criteria considerations and how should the commission create in the future.

Street Hierarchy

Mr. Lowenstein provided a brief history of the ongoing Street Hierarchy maps in relation to the existing Land Development ordinance, while providing listings of township roads and graphs. He explained the Street Hierarchy's significance is to establish the necessary road improvements appropriate to the category of the adjacent roads that is required under the ordinance.

While referencing a spreadsheet of existing township roads, Mr. Lowenstein requested the commission's guidance on how to move forward to receive additional information on existing roads such as speed limits and curbing.

Mr. Lowenstein then recommends the Doylestown Township Planning Commission...

- 1) Accept the Pennsylvania Department of Transportation (Penn Dot) street hierarchy category
- 2) Take a look of what the township has enacted for street hierarchy and provide comments for modification.
- 3) Request township manager to retrieve information on posted speed limits by ordinance of existing roads and shoulders from our police department and Township staff.

The commission agreed by consensus to review information at the next Doylestown Township Planning Commission regular meeting of March 28, 2011.

Outdoor Furnace

Mr. Colello questioned how the commission like would to proceed with the Outdoor Furnace Ordinance. Ms. Mason indicated the Environmental Advisory Committee is currently reviewing the ordinance and will provide a recommended ordinance with setbacks to the Planning Commission.

Mr. Lowenstein requested the commission be provided a copy of state's recommended ordinance of outdoor furnaces. Ms. Mason agreed.

Adjournment

8:36 p.m.