

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

February 27, 2012

The Doylestown Township Planning Commission Regular Meeting was held at 7:00 p.m., Monday, February 27, 2012 in the Doylestown Township Municipal Building, 425 Wells Road, Doylestown, PA. Members of the Planning Commission in attendance included: Chairman; Judy Hendrixson, Vice Chairman; Kenneth L. Snyder, Thomas Kelso and Edward Redfield. Also present: Board of Supervisor Liaison; Richard F. Colello, Township Manager; Ms. Stephanie J. Mason and Planning Consultant; Ms. Judy Stern Goldstein

Absent: George Lowenstein

Review of Minutes:

In the form of a motion by Mr. Kelso; seconded by Mr. Redfield the January 23, 2012 Planning Commission Regular Meeting minutes were approved.

Motion carried 4 to 0.

Public/Commission Comments: None

Ford Property (Warrington Country Club) – Sketch Plan T.P.#9-14-32

On behalf of Penn's Ford Properties, Attorney; Mr. Edward Wild requested the commission's input and comments on if their application for expansion should be submitted as a waiver of land development or preliminary land development plan.

The proposed expansion is to create a 3,104 square foot building while removing the same amount of footage of existing imperious surface located at Warrington Country Club. The existing use is considered non-conforming according to the Township's Zoning Ordinance and an application has been submitted to allow for special exception. Mr. Wild then introduced Mr. Michael Beuke of Showalter & Associates to explain the proposed expansion in detail.

Mr. Beuke explained the intention is only to add a cocktail room to the existing banquet facility. The idea is to take the area of proposed building and remove approximately 4,000 square foot of access paving with no new imperious surface. Mr. Wild added the site is referred as an E18 banquet facility in the township ordinance. In the C2 District where the property is located, the E18 use is non-conforming. The applicant is scheduled to appear at a zoning hearing on March 19, 2012 for special exception to expand the use up to 50%. They will also be asking the Zoning Hearing Board for clarification regarding how the parking

criteria will be affected. Mr. Wild then offered to go over the review letters received by Boucher & James and Pickering, Corts and Summerson, Inc.

Ms. Stern Goldstein commented the reviews letters are a shopping list for the applicants to review and adjust their plans accordingly. The letters should not be reviewed by the Planning Commission until relief is first presented by the Zoning Hearing Board. Mr. Wild agreed. However, requested the commission's input as whether the plan should be considered a preliminary land development plan or a waiver of land development. Mr. Kelso responded; the decision is depended upon the outcome from the Zoning Hearing Board.

Ms. Stern Goldstein noted parking maybe an issue and will need to be addressed with the Zoning Hearing Board. Mr. Wild agreed.

Mr. Snyder questioned if other items, such as, landscaping will be added to the proposed expansion. Mr. Wild indicated there was mention in adding a supplemental buffer on the side. However, other than general improvements there are no structural changes scheduled.

Mr. Kelso commented the expansion is constructed primarily in glass and is concerned with safety. Mr. Bueke responded; the use will be strictly for a cocktail area and no dance floor or disc jockey area will be added. The glass will be insulated and the perimeter vents will be redesigned.

On behalf of the applicants; Penn's Ford Properties, LLC, Mr. Edward Wild; Esq. will comply with comments as stated in the February 13, 2012, Pickering, Corts & Summerson, Inc letter with the following notes...

Page 1, Paragraph 3 /SALDO Section -153.25.C – Mr. Wild was unsure whether a bike path connection will be required. Mr. Kelso responded; a sidewalk is located off Almshouse Road.

On behalf of the applicants; Penn's Ford Properties, LLC, Mr. Edward Wild; Esq. will comply with comments as stated in the February 21, 2012, Boucher & James, Inc. letter with the following notes...

Off Street Parking and Loading Requirements

Page 3, Paragraph 5 /ZO Section 175-23.B(1) – There is not enough handicap parking spaces. Currently, there are only two handicap spaces, where five are required. The plan will be redesigned under land development to accommodate with no issue.

General Comments

Page 3, Paragraph 6b – The building is not for independent use for renting or storage. The use will be defined as an accessory office.

Mr. Wild concluded by informing the commission as per Pennoni Associates' letter of February 23, 2012, there are no traffic issues. He then asked the commission to respectfully support the applicant's proposed expansion as a waiver of land development.

Public Comment: None

In a form of a motion by Mr. Kelso; seconded by Mr. Snyder the Doylestown Township Planning Commission recommends the Doylestown Township Board of Supervisors waive applicants; Penn's Ford Properties, LLC (Wayne Ford) request for Land Development requirements with regards to the proposed expansion of the existing banquet room located at the Warrington County Club with the condition no issues are presented from the Doylestown Township Zoning Hearing Board.

Motioned carried 4 to 0.

Gawronski Property – 112 Edison Furlong / Zoning Permit (C1 District)

On behalf of the property owner, Tom McGrath, Attorney; Charles O. Marte requested the commission's approval for zoning permit, so Mr. McGrath may use the property for his contracting business.

The site is approximately five acres with an existing farm house that has been vacant since 2008. The proposed plan will be to utilize the basement as a workshop for millwork; the existing pool will have holes punched on the bottom and filled with stone ballast for a seepage pit as a part of the storm water management plan. The company will have a total of six employees, only three will be on-site as full time. For this, a total of ten parking spaces are proposed to accommodate customers by appointment. A highway occupancy permit for a minimum use driveway has been issued by Penn Dot, where Director of Code Enforcement; Sinclair Salisbury was present to receive. Mr. Marte also provided Mr. Salisbury with the County of Bucks confirmation of the septic system.

Ms. Stern Goldstein commented if the applicants are considering occupying the property for more than customer service use and require parking, they will need to meet with the Planning Commission for land development. Mr. Marte informed the commission in the future, the applicants are hoping to convert a portion of the barn into a showroom for products offered by Mr. McGrath's contracting company. Ms. Stern Goldstein indicated if the showroom is presented as by appointment only, then it will not be considered for customer service use.

Mr. Redfield questioned if anything else is proposed to be added, such as around the borders of the site. Mr. McGrath indicated the gravel drive may be changed to add for handicap parking, but will keep the same basic form.

Mr. Snyder questioned if the single family home will handle the increase of septic system use with the additional employees. Mr. McGrath responded; the use will decrease due to the elimination of showers.

Mr. Marte added a letter was receive indicating the home is equipped to handle 500 gallons of water per day to service a four bedroom home and for a business office at 10 gallons per day per employee.

Mr. Kelso questioned if milling work is considered under the C1 District. Ms. Stern Goldstein verified the G6 Trade work is permitted by right under the C1 District. Mr. Redfield questioned if sound will be an issue with machinery work performed in the basement. Mr. McGrath indicated it will not be an issue.

Public Comment:

Resident; Don Brown of 125 Edison Furlong Road commented on his concern with property taxes on the rise, property value will decrease and traffic flow will increase to include construction vehicles with the proposed company occupancy. Mr. McGrath answered: rarely will a tractor trailer will be on the property and the proposed occupancy has the lowest impact. The only truck onsite will be a backhoe. Mr. McGrath concluded his intentions is to be a good neighbor and feels his company will bring a better value to the neighborhood than a vacant home. Mr. Marte added the use is permitted by right within the zoning district. Ms. Stern Goldstein clarified the township is not raising taxes in 2012. She then read the permitted use regulations under the C1 District to confirm Mr. Marte's statement.

Resident; Ali Nejad of 1835 South Eastern Road informed the commission of a great deal of trash that was found in front of his yard from 112 Edison Furlong. Mr. Nejad's business is approximately 20 feet adjacent to the McGrath's property where after a rainfall he finds tires, scrap metal and other objects from the stormwater runoff. Mr. Nejad also indicated upon a recent discussion, he was informed the property use to be a junk yard and has concerns with water contamination. He then requested the commission's assistance to have Mr. McGrath clean up the area and test for contamination.

Mr. Kelso questioned if a Phase 1 test was performed on the property. Mr. McGrath responded he doesn't have any intentions on conducting a Phase 1 test. Mr. Marte added because they were informed the property is considered residential, testing was not necessary. However, he will arrange to receive an area photograph since the 1950s to ensure there was not junk yard on the property. Mr. Marte then offered to have Mr. Henry Grawronski's grandson, Ed Hendricks confirm there was never a junk yard on site. Mr. Hendricks also gave permission to have the site dug up with a backhoe to search for any buried scraps or possible cars.

Mr. Kelso disagreed and believes a Phase 1 study performed by a professional is appropriate.

Mr. Hendricks confirmed his grandfather did collect cars, but all were removed after his death in 1985. Because the site has been vacant since 2008, tires and waste have been dumped on the property illegally, but never by his grandfather. He has been working diligently to clean up and believes the items found in Mr. Nejad's yard are debris from the clean-up.

Ms. Stern Goldstein stated the property owner is responsible to clean and maintain the property. Mr. McGrath, the estate of Henry Gawronski will need to contact Mr. Nejad in order to figure out if the ground is being contaminated and find a resolution.

Mr. Salisbury has been in receipt of Mr. Nejad's complaint and confirmed the grade is not natural and did see a considerable amount of trash along the property line. He also stated from the township point of view, they would like to see the area cleaned up. Mr. Hendricks confirmed the debris has been cleaned up as per his knowledge.

Resident: Don Green questioned how much mill work will be completed and if there will be a large amount of wood waste. Mr. McGrath answered; there will be a small amount of millwork completed and the debris will be enough to sweep up and place in a dumpster. Mr. Salisbury added with a mixed use for an office building permit, the woodshop and office is required to be separate.

In the form of a motion by Mr. Kelso; seconded by Mr. Redfield the Doylestown Township Planning Commission recommends the Doylestown Township Board of Supervisors issue a zoning permit and proposed C1 District use to Mr. Tom McGrath of McBrick Building Group in order to receive occupancy at 112 Edison Furlong pending township staff review.

Motion carried 4 to 0.

Adjournment

8:14 p.m.