

Minutes from the
DOYLESTOWN TOWNSHIP PLANNING COMMISSION
Regular Meeting
February 25, 2013

The Doylestown Township Planning Commission Regular Meeting was held at 7:00 p.m., Monday, February 25, 2013 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 with members; Thomas Kelso and Edward Redfield. Also in attendance was Township Manager; Stephanie J. Mason, Board of Supervisor Liaison; Richard F. Colello and Township Planning Consultant; Ms. Judy Stern Goldstein

Absent: George Lowenstein

Review of Minutes:

In the form of a motion by Mr. Snyder; seconded by Mr. Kelso the January 28, 2013 Doylestown Township Planning Commission Reorganization\Regular meeting minutes were approved.

Motion carried 3-0-1 Vote with Mr. Redfield abstaining due to his absence.

Public\Commission Comments: None

Delaware Valley College – Sketch Plan \ Multi Use Stadium Renovations

Mark R. Mayhew of Taylor, Wiseman & Taylor Engineering firm explained applicants; Delaware Valley College's proposal to remove the existing three lane track and replace it with a three lane jogging track for NCAA competitive events. This will also provide additional space in the infield area and allow a multipurpose use. A wider field is also required to host football, soccer and field hockey events. Also, the natural turf field will be converted into synthetic turf to increase the usage of the track.

In conjunction; lighting is also proposed. Currently, lighting is located on the practice field to the west of the stadium. Four poles with lighting mounted are proposed to illuminate the field for competitive soccer, football and field hockey. However, a municipal line runs on skew through the field, which creates a split of property between Doylestown Township and New Britain Borough. The poles are proposed to be 80 foot tall, which are lower in feet then lighting poles located on the Central Bucks South High field at 90 feet. Lower poles will enable the lights to be closer to the field. Applicants are scheduled to meet with New Britain Borough to request a variance for the lighting pole height.

Mr. Mayhew then requested the commission's consideration and/or recommendation to request a waiver of pole heights at 80 feet and full land development. The applicants are prepared to approach the Doylestown Township Board of Supervisors and submit full plans to township staff and consultants to address any grading, utility and stormwater issues. Due to the minimal impact of the campus and residents, Mr. Mayhew feels it's an appropriate opportunity to waive full land development.

Mr. Mayhew also noted the applicants will need to begin construction by April 29, 2013 so not to interfere with Delaware Valley College's football team practices scheduled to begin the second week in August.

Mr. Kelso questioned if the track will be moved. Mr. Mayhew answered; the far future goal is to construct a new NCAA regulation track on campus in a different location. The proposed location is on the other side of the road where the current soccer and field hockey fields resides.

Mr. Kelso then questioned if the applicants will be requesting a waiver of land development from New Britain Borough. Mr. Mayhew answered; Township Solicitor; Jeffrey P. Garton offered to meet with New Britain Solicitor to possibly have the waiver of land development for both the townships handled in Doylestown Township. The goal is to have township staff review the technical portion of the plan. Ms. Mason added upon discussions with New Britain Borough, it was decided to have the township oversee the grading permit process. Mr. Kelso commented he would like to have neighboring residents notified. Mr. Mayhew agreed.

Ms. Stern Goldstein requested Mr. Mayhew to identify the college owned properties. Mr. Mayhew noted three Landis properties located directly behind the campus field as college owned. The lighting will impact two non-college properties. However, the illumination will have less impact.

Ms. Hendrixson questioned what time will practices be held. Mr. Mayhew answered; once the synthetic turf is installed the school will need to use the fields as much as possible during the evening at a seasonal timeline. Ms. Stern Goldstein questioned how long the lights will be on. The lights are anticipated to be left on until 11:00pm.

Mr. Kelso questioned if the proposed land development will give the college an opportunity to connect to the bike and hike path. Ms. Mason indicated during a recent meeting with the applicants, Mr. Mayhew agreed to research the plans on a possible connection in the form of an easement. Ms. Stern Goldstein questioned if the college owes the property near the proposed connection. Mr. Mayhew answered; the boundary line survey of the Life Science building was completed by another firm.

A discussion ensued amongst the commission regarding who owns the property along the proposed bike and hike connection and the asset it will become to residents who would like to attend college sport games safely. Ms. Stern Goldstein offered to research further.

Ms. Mason suggested Mr. Mayhew note the area on the plans as a future bike and hike path connection. Mr. Mayhew agreed and confirmed the area to note is where the alley ends, passed the tennis court through the college's front entrance.

In a form of a motion by Mr. Kelso; seconded by Mr. Redfield the Doylestown Township Planning Commission recommends the Doylestown Township Board of Supervisors grant Delaware Valley College a waiver of land development for the proposed stadium improvements to include replacing the existing three lane track and replace it with a three lane jogging track and lighting pending an agreement with New Britain Borough and the township's professional staff reviews.

Motion carried 4 to 0.

Items for Discussion:

Letter from Delaware Valley Regional Planning Commission (DVRPC)

Ms. Mason explained Penn Dot agreed to review the corridor from County Line Road through Warrington and Doylestown Township prior to the bypass. DVRPC created a "Managing Access along PA 611 in Bucks County" report for Penn Dot noting different problems, such as the number and volume of traffic to assist in providing a sense of vehicles utilizing Route 611. Ms. Mason noted one of the main concerns is the number of access points on the corridor. The study also provided suggestions on how to improve traffic flow and make accommodations as development of the corridor occurs.

Ms. Mason referred to several improvements noted in the study that was recently brought up for discussion, such as a left hand turn signal off Route 611 and Almshouse Road for the Blueberry Hill property.

Mr. Snyder questioned how much influence does DVRPC report hold. Ms. Stern Goldstein answered the study is completed by a reputable company and provided several examples of how the study assisted with options for land development. Mr. Kelso added the study provides an additional tool for the commission to discuss and refine what the township's needs are. He also indicated the study recommends a map of the township be implemented, where it may become a useful negotiating tool in some cases.

A discussion ensued amongst the commission, Ms. Mason and Mr. Colello on how useful the study can become in certain circumstances and its relationship to ordinances.

Pebble Ridge Water \ Sewer Project

Ms. Mason informed she will be forwarding the Pebble Ridge \ Woodridge Water & Sewer Project second draft document recently completed and required by DEP for commission's review and comment. Upon review by the Bucks County Planning Commission and a 30 day public comment period, the Board of Supervisors will authorize the study be forwarded to DEP within the next few months. Ms. Mason then provided the commission with a brief background of the 15 year process to include the recent presentation completed by Conestoga and Rovers who indicated due to high level of fecal coliforms a public sewer connection is recommended.

Work Session with Blueberry Hill Properties

The commission will schedule a work session with Blueberry Hill Properties upon their meeting with the Zoning Hearing Board and land development application submittal.

Ms. Hendrixson informed the commission of a well water testing meeting scheduled for February 26, 2013 where a sample of water can be brought in. Registration is required.

Adjournment: 8:44 p.m.