

Minutes from the
DOYLESTOWN TOWNSHIP PLANNING COMMISSION
Regular Meeting
January 27, 2014

The Doylestown Township Planning Commission Regular Meeting was held at 7:00 p.m., Monday, January 27, 2014 in the Doylestown Township Municipal Building, 425 Wells Road, Doylestown, PA. Members of the Planning Commission in attendance included Chairman; Judy Hendrixson, Vice Chairman; Thomas Kelso, Members; Edward Redfield and George Lowenstein. Other in attendance included Township Manager; Stephanie J. Mason, Board of Supervisor Liaison; Richard F. Colello and Township Planning Consultant; Ms. Judy Stern Goldstein.

Absent: Ed Harvey

Reorganization:

Mr. Kelso made a motion; seconded by Mr. Redfield to appoint Ms. Judy Hendrixson as Chairperson of the Planning Commission.

Ms. Judy Hendrixson was elected Chairperson of the Doylestown Township Planning Commission by a 4 to 0 vote.

Mr. Redfield made a motion; seconded by Ms. Hendrixson to appoint Mr. Thomas Kelso as Vice Chairman of the Planning Commission.

Mr. Thomas Kelso was elected Vice Chairman of the Doylestown Township Planning Commission by a 4 to 0 vote.

Ms. Hendrixson reported Planning Commission member; Ed Harvey is absent due to his attendance at a conference in New Orleans.

Review of Minutes:

In the form of a motion by Mr. Lowenstein; seconded by Mr. Redfield the November 25, 2013 Doylestown Township Planning Commission Regular meeting minutes were approved.

Motion carried 4 to 0.

Public/Commission Comments - None

Plans for Scheduled for Discussion: 360 Old Dublin Pike Revised Land Development Plan

Attorney for the applicants; Edward F. Murphy reported since meeting with the commission in October the 360 Old Dublin Pike Land Development Plans has been revised and resubmitted. The applicants have also received new comments letters by Pickering Corts & Summerson, dated November 21, 2013, Boucher & James, Inc. dated December 2, 2013. Michael Baker Jr., Inc. dated December 4, 2013 Pennoni Associates, Inc. dated December 4, 2013 and Doylestown Township Director of Code Enforcement; Sinclair Salisbury's memo of December 6, 2013.

Ms. Hendrixson questioned if there are any pending items the commission should review. Ms. Stern Goldstein responded; if the applicants agree to comply with all comments provided on the recent review letters, there is no reason to go over each letter. However, a discussion regarding the waivers is needed.

Mr. Murphy stated due to questions if true materials were placed on the riparian corridor map, a 50 foot setback was applied with protected resources. However, he offered to work out any issues with Ms. Stern Goldstein. Mr. Murphy then reported the open space is currently at 50% as per township requirements. Ms. Stern Goldstein reviewed the calculations, but doesn't believe there is an issue and only a matter of calculations and statistics. She then reported upon a concern from the township's Chief of Police; A. Dean Logan and residents, it was agreed to forgo naming of a street Abby due to a possible confusion with the existing Abby Circle located across the street. Ms. Mason suggested having the applicants review the new street name with Director of Code Enforcement; Sinclair Salisbury prior to recording.

Mr. Murphy noted he did not receive the Environmental Advisory Board (EAC) January 15, 2014 memo requesting to place two bat boxes be placed along the basins in accordance with the PA Game Commission standards. Upon reviewing a copy, Mr. Murphy will look into the matter.

On behalf of applicants; 360 Old Dublin Pike, Mr. Murphy requested the commission consider the following waivers...

- 1) *§153-20.C.(10) – With the concern of the existing features with 400 feet from the property, a site plan for the Penn Color parking lot has been added. Chris Stanford has issued a review for Penn Color and requested to coordinate with applicants features.*
- 2) *§153-24.A.(8) and 24.J. – No change has been made because the street is considered private and to be approved only if the design are within the township's street standards. The cross section currently meets standards and a sidewalk was added to one side.*

Mr. Kelso requested clarification on waiver request. Mr. Murphy indicated the request will be for curbing not to be placed on both sides of the street and the other side of the sidewalk.

Mr. Kelso commented on his disagreement of the drainage design entering into the development where a cross drainage is located across the road. Mr. Kelso expressed his concern of the bad design in having the center of road used for drainage, where the township will not be able to take over. Also the leading edge of the plow will cut into the design and will not plow the swale. Mr. Murphy disagreed, and believes the reverse pitch to the rain garden will be beneficial in the middle of the cul-de-sac bulb. He also noted none of the engineers noted the design as an issue in their review letters. However, Mr. Murphy is open to hear further recommendations from the commission. Mr. Lowenstein responded; some engineers will not comment on certain issues so the commission can make a recommendation at their discretion. Ms. Hendrixson suggested the commission review the issue after all waivers are presented.

- 3) *§153-24.B.(2) – Widening will be provided along Old Dublin Pike. In consideration of the double roads and trees located off Pine Run Road, there is no benefit to widening a short stretch of road.*

- 4) §153-24.E.(4) – Request is to provide a function to align the site's road with Trafalgar Road located across the street. The aligning will provide an intersecting street on the same side and an interval of less than a 1000 feet.
- 5) §153-25.A.(1) – Request is to install the Bike and Hike trail and substitute for sidewalks along the existing frontages.
- 6) §153-26.A. – Request to concrete of all residential streets in order to maintain sheet flow of paved surfaces to storm water BMPs.
- 7) §153-27.A.(2) – Once the geometry is applied to accommodate the level area at 2% to provide for units 2, 3, and 4, it was found to be impossible. Driveways are set along the townhouses at 4% uniformed slope down to the driveway's apron.
- 8) §153-34.C. – A total caliber inch speculation for a certain range of trees. The plan shows the highest at 25" to 48" category. A request to remove three trees to place the plan at 14.7% for total caliber inches in the category that exceeds the 10% subdivision land development ordinance (SALDO) requirements. Mr. Murphy provided the commission with an aerial photo showing one of the three trees in poor condition. The same tree replacement ratios to the excess percentages. Two trees out of the eighteen falls between the 14.7%.
- 9) §153-35. – Partial waiver request is for the trees located alongside the existing driveway. The driveway is going to be removed and the waiver is for the paving to be completed under the drip line.
- 10) §153-38.D.(10) – Request is for an engineering detail to maintain a flat bottom in the bottom of the rain gardens rather than a 2% slope.
- 11) §153-38.D.(11) – Request to place amended soil mixing with an underdrain outlet pipe.
- 12) §153-38.D.(16) – As a technical detail to install a temporary riser for each basin. The rain gardens will not be used as sediment control devices with no perforated risers.
- 13) §153-38.F.(3)(c) – Request to provide a low impact rain garden, a minimum of an 18 inch diameter pipe is not needed. The use of smaller pipes in storm sewer system for rain garden underdrain outlet pipe, roof drains and distribution piping within a seepage bed is planned.
- 14) §153-38.F.(3)(g) – Certain areas have a flat slopes where a request to reduce the pipe cover to 18 inches over the crown of the pipe is requested.

Regarding waiver §153-24.A.(8) and 24.J., Mr. Colello commented since no communication was completed to resolve the issue, it will be under the township's responsibility to resolve where a possible confidential situation may develop. He prefers to resolve the issue at tonight's meeting prior to submitting the plan for Board approval. Mr. Murphy explained rather than a center crown for the entire road, the proposed storm water plan was to avoid using storm drains to collect run off from the gutter lines. The system will take the discharge points into both rain gardens, especially one located in the center of the bulb and drops it at a minimum of three feet down. This will create a bigger drop off in the center and edge of the road so runoff is close to the sewers as possible. Mr. Murphy then

offered to consider an alternate system at the commission's request. He believes the proposed design is good to provide a sheet flow directly into the storm water facility, especially along the foreground. He understands Mr. Kelso's concerns and will review the plan so it not only includes the road surface, but also an offsite area. Mr. Murphy suggested placing a small trench drain as a compromise. Mr. Kelso requested clarification, because the first 175 feet of the road allows water from the up slope side to drain across the road. Also, the flow will not go down the middle, but cross over Ferry Road. This will cause a mess with ice buildup and salt down.

Mr. Kelso questioned if the rain garden located in the cul-de-sac can be removed. Mr. Murphy responded; in order to capture the runoff it will take additional work with poor results. He suggested to approach looking at having the road low on one side and place the swale on a pitched side. This will allow a gutter cross in one defined spot towards the rain garden.

Ms. Mason questioned if the concern that water will flow towards Old Dublin Pike. Mr. Kelso responded the first 175 feet will drain across the proposed road into a small basin. Ms. Stern Goldstein added the flow will affect the internal road. Mr. Kelso then questioned what happens to the water coming down Old Dublin Pike when it hits the development road. He noted a berm on the plans near that area which keeps the water from the road. After reviewing the plan closer, Mr. Murphy confirmed the water will slope down the entrance way when the water is coming down from Doylestown. He then indicated, a split is noted on the plan where water is prevented onto Old Dublin Pike. However, also confirmed there is a spot where water will collect.

Ms. Stern Goldstein suggested covering the pipe by placing a drench drain across both ends to address the problem. Given the recent snow storms, icing is an issue. With the perception of icing happening at the development in the future, it will remain a problem. Mr. Murphy will review the issue closer and return with a resolution.

Mr. Kelso then questioned where the pipe filled with debris goes to off Old Dublin Pike located at the edge of the property. Mr. Murphy indicated he was not able to map that location. Mr. Kelso suggested having the township's engineer review the plans closer. Ms. Mason answered; she will bring the issue to Mr. Canales' attention at their next meeting and offered to have him reach out to Mr. Murphy. Mr. Kelso noted there seems to be a storm water system that isn't functioning that may have gone with the development across the road. Mr. Murphy indicated he would like to review the option to capture a half crown as a balance.

Upon a discussion ensued between the commission and Mr. Murphy, it was agreed to have the applicants review the drainage issues and return to present the revised land development plan for 360 Old Dublin Pike in February.

Goetzberger Tract \ TMP 09-009-058

Owner of Zaveta Custom Homes; Richard D. Zaveta presented the commission for their comments of a sketch plan for a proposed development of six dwelling units along Lower State Road on 3 acres for R4B2 use. As an overview, Mr. Zaveta explained the site has an existing home dated 1920 with many additions and wings, including a dentist office. The goal is to restore the existing home, convert the barn and build four new homes.

Mr. Kelso questioned if the existing home was actually built in 1920. Mr. Zaveta indicated 1920 is probably when the additions were added and the original home and barn are older.

Upon restoring and converting the existing home and barn into residential housing, the balance of the site will be made out of four new homes at 3,600 to 4,000 square feet each with 3 to 4 floors of living area and an elevator.

Ms. Stern Goldstein requested clarification on the connectivity of the homes. Mr. Zaveta explained; to make sense of zoning, the plan notes a connector between the car garages of each home as a fully encapsulated vestibule. This will provide a shared connection through the garages from the center section.

The main road will have trees and berming will be heavy with plantings. Mr. Kelso commented on the challenge with street scaping along Lower State Road. He suggested to carefully consider what the street scape should be and not over landscape with berms. Mr. Zaveta clarified the plan proposed to have landscaping along the entrance of the site, then have entry walls delineating the spring lines with breaks and a significant vista cut at 425 feet. It will not look like a curtain, but will defuse down and hide traffic. Mr. Kelso reported with recent changes and plans for the bike and hike trail, traffic will diminish. He then indicated the setbacks noted on the plans may be too much. Gilmore & Associates engineer; Greg Glizter added the setback are the minimum for collector roads at 65 feet. Mr. Kelso commented for the neighborhood, it could be a lot less to be attractive and functioning. Mr. Zaveta respectfully disagreed and indicated with the traffic and his clientele, it will be a tough push.

Ms. Hendrixson questioned if the clustering of the connectors is a function of the zoning. Mr. Glizter answered; the Use B2 (single family semi-detached) was chosen as a twin. Ms. Stern Goldstein clarified for a twin use, the homes need to be connected and qualifies as Use B2. The entrances are to the garages only and not the homes.

Ms. Zaveta continued; parking will fit four cars in the driveway, plus two in the garage. Curbing, sidewalks with a 25 foot road is proposed. Heavy buffering is needed on the side of the homes along the former gas station location. The dentist office has been removed for a natural slope.

Mr. Lowenstein questioned; if more volume will be considered for the original building to add floor space. Mr. Zaveta answered; several wings of the original building will be pulled off including a screened porch. However, additional analysis is needed to maximize the best use. Currently, the plans shows a maximum of 40% for imperious surface and with the allowance for hard scaping the imperious will be approximately 36%. Mr. Glizter clarified the garage on the existing home is new, which adds to the mass.

Ms. Hendrixson questioned if variances will be needed. Mr. Glizter answered; zoning wise the plan is currently Bi-right with B2 for semi family detached use to allow 4,000 to 5,000 square foot lot. A condominium ownership is proposed and will delineate the lot areas for zoning purposes only. When running the allowable density numbers, it resulted in 12 dwellings for the B2 use. Zoning looks clear with one waiver request for horizontal geometry of the cul-de-sac for storm water. The township requires 60 foot radius for 120 foot diameter bulb. This application will push the new homes adjacent structures out off to the parameters in a very close contact to garages. Understanding the need for emergency services, the road is short where no waivers will be requested. Curbing will have continuous depression on the road with separations. Mr. Zaveta added, shrubbery will be added as a break between neighbors' driveways and act as an easy throughway for emergency vehicles.

Mr. Kelso questioned if a storm drain runs down the east side of the property. Mr. Glizter indicated the storm drains is an easement on the property that was installed for the Lake View property. Ms. Mason informed the commission upon her discussion, the applicants are aware before moving forward with the development plans the drainage issue

will need to be addressed to ensure no problems will occur along the Doylestown Hunt community. Ms. Stern Goldstein added; when the drainage leaves the site, the flow ends up under the railroad due to an issue with the pipe size. The applicants will need to make sure they see what happens to the drainage as it continues down from the railroad.

Mr. Zaveta informed the commission he is currently in a due diligence time and by mid-February he is scheduled to move forward with the development plans. He requested the commission's recommendation of any issues that should be addressed. Ms. Hendrixson commented the site is very attractive and walkable. Mr. Colello commented the drainage will be an issue, but can be worked out. Mr. Kelso commented a discussion is needed regarding the berm. Ms. Stern Goldstein agreed by stating there is a way to maintain the integrity of what the street scape should be to respect the homes. The proximity of the homes and setbacks will be a separate issue. Ms. Mason indicated the applicants are living within the newly adopted ordinance, where a variance and waiver on the SALDO will be needed. She then suggested when the landscape plan is submitted, the commission should schedule a field trip. The commission agreed. Ms. Stern Goldstein suggested to stake out the site before planting any materials to provide a better perspective.

Mr. Kelso questioned if a widening of the road is proposed. Mr. Glizter answered; as per the condition of approval, sidewalk, drainage and curbing is in place on one side. Mr. Kelso commented the road wide uniformed from the western edge of the property in the Borough. Mr. Glizter agreed.

Adjournment: 8:20 p.m.