

**Minutes from the**  
**DOYLESTOWN TOWNSHIP PLANNING COMMISSION**  
**Regular Meeting**  
March 24, 2014

The Doylestown Township Planning Commission Regular Meeting was held at 7:00 p.m., Monday, March 24, 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, George Lowenstein and Ed Harvey. Other in attendance included Township Manager; Stephanie J. Mason, Board of Supervisor Liaison; Richard F. Colello and Karen Mello, Boucher and James.

**Review of Minutes:**

Review of the minutes of February 24, 2014: Corrections on page 9 of the minutes change blank to Mr. Irick indicated there are.... Also on page 9 change blank to Ms. Goldstein noted upon a recent .....

On motion of Mr. Kelso, seconded by Mr. Redfield the February 24, 2014 minutes were unanimously approved with corrections made on page 9.

**Public\Commission Comments - None**

**Plans for Scheduled for Discussion:** The Pavilion at Doylestown Sketch Plan

Mr. Ed Murphy, Attorney and Scott Mills, Engineer for the applicant were present to discuss the sketch plan.

Mr. Murphy indicated that this sketch plan was presented to the Board of Supervisors in October 2013 with the potential uses outlined on the sketch. At the time they were requested to refine the sketch plan. Review letters from the consultants were provided with the current submission.

Mr. Murphy indicated that the principle elements have not changed.

Mr. Mills walked through the sketch plan showing the development is located at Route 313 and Route 263; there is a one way entrance in off of Route 313. There are two entrances off of Route 263, one with a right in and right out, the second with a right in, left in, right out, left out this is a signalized intersection. There is also an access from Rogers Road; it is a one way access, from Rogers Road into the site. It will be available for people exiting Temple Judea that need to make a left on 263 to utilize this driveway and traffic signal.

There are five buildings. The first is at the corner, a CVS with a drive through, a bank, two multi-tenant retail and a daycare center.

Mr. Mills reviewed the parking requirements indicating that the daycare center is eight spaces short directly in front of the daycare center but that the overall site is able to accommodate parking spaces for all uses.

There are buffers provided, however there are some invasive species that will need to be removed and supplemented with additional native plantings. There is also a buffer depth of 190' from the edge of the parking lot to the properties on Old Nursery Way.

The site is proposed to have on-lot water and septic.

It will also be designed with appropriate storm water management facilities.

Mr. Kelso questioned what changes to the sketch plan have occurred since the October meeting.

Mr. Mills indicated that the parking within the front yard was revised and number of spaces and landscaping islands were also revised to meet the ordinances and the woodland lines were documented with information on hand with Boucher & James Consultants from previous plans.

However, he indicated that the plan has not been fully engineered yet.

Mr. Kelso commented that since October he hoped that the applicant would provide an appealing streetscape and show a Bike/Hike path which he does not see being shown at this time. He believes this may impact engineering and should be incorporated now.

Ms. Hendrixson was concerned about the height of the buildings and the lighting proposed.

Mr. Mills indicated that any lighting would not be disruptive and would comply with the Township ordinances.

Ms. Hendrixson would also like to see the architectural drawings.

The applicant indicated that they have just recently engaged an architect.

There was also discussion regarding the eight variances and five waivers which are enumerated on the sketch plan and include:

Variances Requested:

1. Buffer yard if the daycare is adjacent to resident use or district.
2. Requiring that where a minimum depth of front yard is specified and open space of at least the specified depth shall be provided between the street line or lines of the nearest point of any building or structure. Parking is proposed within the minimum front yard. Fencing and daycare play area is proposed within the front yard.
3. Requiring buffer yards where commercial uses adjoin all other uses
4. Requiring supplemental information related to nonresident planned group developments
5. To allow E-2 use to allow large or retail store within the C-1 Zoning District

6. Requiring that parking shall be located at the side or rear of the principal building and the provisions of 175-23.C.(13) which otherwise allow parking in a portion of the front yard shall not apply in the C-1 District
7. 50% of Woodlands shall remain totally undisturbed as resources protected land and shall be protected during construction from root compaction by equipment and materials, mechanical damage or change in grade level. Approximately 26.9% of woodlands will be protected.
8. Maximum impervious surface coverage. 40% is permitted. Approximately 47% is proposed.

Waivers Requested:

1. The location of watercourses, wells, on-site septic systems, stormwater management facilities and similar features on or within 400 feet of any part of the land to be subdivided or developed.
2. Requiring sidewalks to be provided on both sides of all streets.
3. All parking areas for nonresidential uses and any parking lot of 10 or more spaces, shall be located a minimum of 10 feet from any side or rear property line.
4. To permit the removal of greater than 60% of overall caliper inches within the 6"-12" caliper category with replacement. To permit the removal of greater than 50% of overall caliper inches within the 13"-24" caliper category with replacement. To permit the removal of greater than 10% of over caliper inches within the 25"-48" caliper category with replacement.
5. Edges of slopes shall be a minimum of five feet from property lines or right-of-way lines in order to permit the normal rounding of the edge without encroaching on the abutting property.

Mr. Lowenstein commented that the applicant left out the effect of design in the sketch in the approach not considered less representative of what might occur.

Mr. Murphy addressed that though the streetscape is not addressed, he believes the sketch plan is light years ahead from where it was in October. They will take a look at the streetscape and address in the next step.

Ms. Hendrixson indicated that she would like to see the developed streetscape and that the applicant should come back with a revised sketch plan.

Mr. Kelso commented that he would like to see the CVS architecture minimized as well.

Public\Commission Comments:

Mark Fetter, 5 Old Nursery Way, indicated that the plan is a huge improvement and thanks the applicant for the 200' plus distance between their parking lot and the properties. He stated that it is wonderful, beautiful and will help keep residential property values. He would like them to work on keeping noise and traffic out toward the front. He is also hoping for city water and sewer will be considered for the project.

Mr. Murphy indicated that public water and sewer is unlikely.

Mr. Fetter said that if city water and sewer are not provided he doesn't want to see the project built. However, he indicated that he loves the tree preservation, plant more for the deer and wildlife and that they should consider a 10' decorative wall to further block the parking and noise from the neighbors.

Mr. Sturza, 20 Valley Drive, is concerned about the detention basin. Will it retain or detain water? He experiences water runoff from the Temple Judea project.

Pierre Menard, 1 Old Nursery, is also concerned about runoff, that his yard becomes filled with water and is also worried about the on-site septic.

Mr. Lowenstein suggested that with a large development the waste water system should be looked at and appreciates the concerns of the neighbors. This should be dealt with in the engineering. The developer is required by code to prohibit any storm water from leaving the site.

Mr. Kelso made a comment about sidewalks being needed as there is an opportunity for connections with Buckingham Township.

Mr. Lowenstein agreed that it is not just the internal system but also the external.

Ms. Hendrixson indicated that the Township is working through the Bike/Hike Committee to expand trails and connections with other communities making our community pedestrian and bicycle friendly.

Mrs. Stresnewski, Brook Drive, needed some explanations regarding the 10,000 sq ft variance that the applicant would need for the CVS, referencing the previous litigation regarding the matter. She is also concerned about access, connecting with Temple project. With no left turn off of Rogers, she wants the same no right out of the development and in fact would prefer that they not allow any traffic on Rogers to turn left into the site, thereby limiting the amount of traffic on Rogers attempting to go to the site.

She is also concerned about the parking for the daycare center and the number of children permitted in the daycare. Trees and the caliper inches is also a concern.

Mr. Fetter commented that after further consideration he cannot live with an on lot septic system or well water.

Mr. Kelso suggested that the septic systems be separated on the site.

Mr. Bingler, 29 Turkey Lane, asked about the relief for the buffer around the playground.

Mr. Murphy commented that with a 100' yard a corner of the playground encroaches into the buffer not the whole playground.

There is an entire buffer proposed for Rogers, they are looking for relief in three categories.

Mr. Mills reviewed the various categories and caliper of trees affected by the project.

Mr. Allen, Rogers Road, is concerned about trees being cut down.

Mr. Murphy previously indicated that there are 207 additional replacement trees.

A resident enquired about the children in the daycare center. Mr. Lowenstein responded that numbers of children allowed is handled by state licensing regulations.

Anne Woodberry, Spring Valley, had questions regarding the proposed signalized intersection and the largest trees are there, could the driveways be moved.

Mr. Murphy indicated that he did not believe so.

It was also suggested taking into account traffic studies for Rogers and way to prohibit traffic on Rogers entering left into the site.

Mr. Zabele, 7 Old Nursery commented that the Township does not need the development.

A resident also commented that he hopes the traffic study will take into consideration the crazy nature of daycare center users. He gave an example of the people racing to the daycare center on Pebble Hill Road.

Mr. Kelso suggested that the traffic engineer look at patterns where people are going to and from in the revised sketch plan, and address drop off and pick up routes.

The applicant thanked the Planning Commission and indicated that they would revise their plan and return to a future meeting.

#### New Britain Borough – Butler Avenue Corridor

Steve Barth consultant for the Borough, Tom Yatzsky, Planning and Zoning Officer for the Borough and Lynn Bush, Bucks County Planning Commission, were present to discuss the work that New Britain Borough is doing visioning for the future of the Butler Avenue Corridor.

Mr. Barth indicated that the college is an asset to both New Britain Borough and Doylestown Township and with the college working toward university status; New Britain Borough thought it was a good time to address needs of its gateway.

Tonight they are discussing the Butler Avenue Corridor between Shady Retreat Road and New Britain Road.

There are several parcels that are potentially impacted. He provided an aerial photo of the area with the various properties identified, such as the Delaware Valley Concrete Plant, the Knowles Property, the Bitzer Cleaner area and the Marina Property.

He indicated that New Britain Borough is looking at various potential zoning changes on these parcels and dealing with potential developers to create mixed use properties that create a nice village setting and make it walkable and enticing for those living, working and attending the college along this avenue.

Businesses such as startup biotech companies that could relate to the college, shopping and housing are all being considered. Mr. Barth works with various properties, municipalities and developers who can bring that vision that the community decides on into reality.

Tying in trails to the Route 202 Trail and the train station will also be a part of it.

New Britain Borough's Planning Commission would like to work with Doylestown Township's Planning Commission to create a unified vision for this area.

Comments from the Planning Commission

The Planning Commission by consensus is very excited about what New Britain Borough is proposing and would like the opportunity to work with them.

Mr. Kelso commented that the corridor has probably lost some traffic with the opening of the Parkway but this certainly brings unique opportunities as the college moves to university status.

Mr. Yatzsky indicated that he believes that what's good for the college is good for the township and the borough.

Higher density mixed uses and apartment or townhomes certainly Graduate Students may be able to benefit from those.

Ms. Bush indicated that New Britain Borough has a TCDI Grant and is working with DVRPC with the train station to help them move the study along.

One of the things they will be looking at is parcel by parcel, it is an 80/20 matching grant and is money through the Ben Franklin Technologies.

Ms. Hendrixson commented that she would like to work together; she believes it would be a win/win. The Borough Manager should coordinate with the Township's Manager in setting up an appropriate date. Consensus was the second Tuesday would work for most.

Cecile Balizet, 50 Fox Croft Drive, commented that she appreciated Mr. Barth's presentation as opposed to the presentation by the Grasso Property. She believes that the previous presentation was insulting to residents both in October and the one tonight. It does not entice residents; it's not calming and provides little respect. Taking away from the New Britain Borough presentation she believes Grasso is also a gateway to the Township and could be developed better and address traffic problems on Rogers and Spring Valley Roads.

**Adjournment:** Being no further business the meeting adjourned at 9:06 p.m.