

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

December 21, 2016

The Doylestown Township Planning Commission Regular Meeting was held at 7:00 p.m., Wednesday, December 21, 2016 in the Doylestown Township Municipal Building, 425 Wells Road, Doylestown, PA. Members of the Doylestown Township Planning Commission in attendance included Vice Chairman; Thomas Kelso with members; George Lowenstein and Ed Harvey. Others in attendance included Township Manager; Stephanie J. Mason and Township Planning Consultant; Judy Stern Goldstein.

Absent: Chairperson; Judy Hendrixson and Member: Edward Redfield

Absent: Board of Supervisor Liaison; Richard F. Colello. In Mr. Colello's absent, Supervisor: Ken Snyder was present.

Public Comments: None

Review of Minutes:

In the form of a motion by Mr. Lowenstein; seconded by Mr. Harvey the November 28, 2016 Doylestown Township Planning Regular meeting minutes were approved with the following corrections, as noted by Mr. Kelso

- 1) Page two, under 754 Edison Furlong Road Sketch plan; change first sentence on 8th paragraph to Mr. Kelso questioned; what is the base elevation, instead of based.
- 2) Under the 8th paragraph, sentence should read: AT&T is negotiating a tower that will be 3,000 to 4,000 feet from the proposed tower.
- 3) Under the 8th paragraph, sentence should read: Mr. Kelso disagreed, indicating there are existing elevated structures where antennas could be located.

Motion carried 3 to 0.

Announcements:

- 1) Mr. Kelso announced Chairperson: Judy Hendrixson's husband passed away. Mr. Kelso attended the service and commented; Fred Hendrixson had many wonderful friends who spoke and was a beautiful ceremony.
- 2) Mr. Kelso introduced the Planning Commission newest, appointed member; Gregory Reppa. Mr. Reppa will be taking over Mr. Edward Redfield seat upon retiring in December.

Pine Run Community – New Community Hub \ Revised Final Land Development

Scott McMackin, P.E., Cowan Associates, Inc. began his presentation by indicating waivers for variances will be requested regarding a slope. The three to one slope is requested for a rain garden. Mr. McMackin reviewed all letters received from township consultants and stated the applicant will comply with all notations with no issues. Most comments are minor and will only need some detailed adjustments.

The revised final land development plan was developed approximately a year and half ago. The existing community hub building is in the center of the site with parking area around. The proposal is to demolish the existing hub building and construct a new building. The existing hub building will remain in operation while Phase I of the new building is constructed. Once Phase I is completed, the existing building will be taken down and replaced with Phase II portion. A new parking area is proposed around the two new buildings with a slight increase. There is also a minor increase of the overall impervious coverage. Additionally, there is a small rain garden proposed to meet the NPDES and environmental requirements. Mr. McMackin concluded by indicating the goal is to provide modification to all main buildings.

Mr. Kelso questioned; if there are other plans to replace additional complexes on site. Director of Pine Run Communities; Cathleen Stewart answered; modifications to the existing cottages are ongoing as renovating the current space. Additionally, the health center building was renovated. The community center hub will be the last portion of the renovation project.

Mr. Kelso referenced the overall impervious surface coverage and questioned; will the impervious be decreased. Mr. McMackin indicated yes, where the overall campus has a coverage over the permitted coverage, so it's considered an existing non-conformity. Over the past few years, Pine Run have been removing impervious surface as they upgrade the cottage areas. The main work was completed along the court yard areas and amount of impervious removed was recorded. In total and during the past five years, 30,000 square feet of impervious surface was removed over the entire campus. Ms. Stern Goldstein confirmed; documentations of the changes were received as per Mario Canales suggestions and updated on the permit and current final land development plan.

Mr. Kelso noted; several issues and questioned if there any changes to the outdoor lighting. Mr. McMackin responded; he believes there are minor changes to the building lighting on the outside and for pedestrians. There will be some change to the parking lot fixtures and over the drive area. It will be different, but will have no impact to the neighbors. The lighting will be in the center of the campus and will not increase the spill over to the adjoining properties. Ms. Stewart added; the posts will be changed throughout the campus. In total, there are 72 posts that will be changed to down lighting. This will enable the area to become safer for the residents and friendlier to the neighbors. Lighting will also be LED.

Mr. Kelso requested confirmation if the applicants will comply with comments listed on Pennoni & Associates review letter of December 12, 2016 pertaining to the entrances of the parking area. Mr. McMackin indicated yes and it will be discussed internally during the design process, so the access area can remain for drop off and pick up and near the main entrances. He then confirmed the traffic flow will be maintained. Pedestrian movement will also be reviewed to add crosswalks.

Mr. Lowenstein referenced the crosswalk located on the north corner and suggested to have an access from one end to another. Mr. McMackin agreed and will review to the plans to add.

Upon reviewing the renderings of the proposed site; the building is two stories with the entrance as the second floor. The lower level will have access to the back of the building with substantial grading from the front to the back.

Ms. Stern Goldstein suggested to contact Boucher & James before any substitutions are made so not to repeat the process.

In the form of a MOTION by Mr. Kelso; seconded by Mr. Harvey the Doylestown Township Planning Commission recommends the Doylestown Township Board of Supervisors approve Applicant: Pine Run Community Final Land Development plans with the understanding the applicant will comply with reviews letters received by Pickering, Corts & Summerson letter dated, December 12, 2016, Michael Baker, Inc letter dated December 12, 2016, Doylestown Township Environmental Advisory Committee dated December 14, 2016, Boucher & James, Inc letter dated December 14, 2016, Pennoni & Associates letter dated December 15, 2016 and Doylestown Township Director of Code Enforcement; Sinclair Salisbury. Further, the Commission recommend approval on the waiver to allow an increase of the maximum slope to 3.50 as oppose to 4 to 1.

Motion Carried 3 to 0.

Mr. Kelso offered to speak with the Bike and Hike Committee to assist the applicants in obtaining grants to have the Pine Run Community connect to the pedestrian trail system.

Doylestown Township Municipal Complex Lot Consolidation Plan & Proposed Zoning Change

Upon hearing no public comments, Mr. Kelso explained; as a house cleaning effort, the township will be consolidating two additional lots acquired through developments into the township's complex and changing the zoning to match is currently in place. It will involve a deed of consolidation and zoning ordinance change. Mr. Kelso suggested in terms of the ordinance, the cell tower use should be identified. Ms. Mason agreed.

Mr. Canales explained; the township currently owns five parcels of land adjacent to one another. Four are zoned in the R1 District and one is zoned in the institutional. The township would like to rezone all the parcels to institutional before consolidating all as one to total 144 acres.

In the form of a motion by Mr. Lowenstein; seconded by Mr. Harvey the Doylestown Township Planning Commission recommends the Doylestown Township Board of Supervisors adopt the Municipal Complex Ordinance Amendment as prepared by Township Solicitor; Jeffrey P. Garton. Further; the Commission recommends the Board include the cell tower use as noted in Section Two of the Ordinance.

Motion Carried 3 to 0.

In the form of a motion by Mr. Lowenstein; seconded by Mr. Harvey the Doylestown Township Planning Commission recommends the Doylestown Township Board of Supervisors consolidate parcels 9-7-68-1, 9-7-1-38, 9-68-30,9-68-2, and 9-68-3 into one parcel that will be zoned Institutional.

Motion Carried 3 to 0.

Tabor Property – Sketch plan

Christopher B. Chandor of Penn's Grant Corporation provided a brief history of the Tabor property to include the purchase of twenty-six acres in the late 1990s and developed as the Commerce Center and the Tabor daycare. Upon showcasing pictures of the original structures, Mr. Chandor explained the sketch plan proposes to repurpose the original structures, Fretz mansion built in 1879, Strecker Hall built in 1939, and Miller Hagan Hall built after 1879 into residential homes. The homes will be surrounding by additional new, single floor units geared towards senior citizens. The new units will include a main floor bedroom, basement and two-car garage. Some of the units will have a second floor for either a third bedroom or recreational room with an elevator.

The Fretz mansion is proposed to be divided into two living area with first and second floors. For the Miller Hagan building, an addition previously built will be removed to provide indoor, heated parking. Strecker Hall is the largest building with a third floor and sloping roof.

Tabor has requested to remain on site for approximately a year, where the applicant have agreed due to construction not beginning for over one year. Mr. Chandor informed; to move forward with the plan, a change of zoning will be requested from the C3 District to the R1 District. Additionally, the B15 Use changed to single units instead of attached. With nineteen (19) acres and removing the right of ways, many of the acres will be lost. In total, the site will have 30 units, with both the new and repurposed dwellings.

Chris Burkett provided an overview of the site as being comprised of three or four major areas. The areas are identified as the building area where the existing buildings are located, parking and various vehicular circulation to include some pedestrian circulation. There is also pieces of recreation to include, a pool, tennis court, open play area near a transition area leading to a higher slope. Surrounding the site is an open vegetation area and woods near a small water tower.

Upon visiting the site, it was determined the best interest for the site is to preserve as much of the upland woods as possible. Additionally, it's proposed to develop a road to allow a view shed into the existing building with nothing in front. The road will lead around the site with residential units built on the upgrade side. Loops were added to the plans to take away from a linear approach. This will allow the homes to be off set. The entrance off Easton Road is currently a signalized intersection and the existing access off New Britain Road has very good site distance. Each entrance will have a landscape strip, median and gate for security. The core will also be preserved and access for emergency vehicles be provided. A building will be created behind the existing structure for a garage with parking underneath. This will enable the total impervious surface coverage to be minimal. All driveways will be constructed with permeable paving application.

Berms will be added to the existing line as sycamore trees with a swale inside to direct all storm water from the higher side down towards an existing basin. Additionally, rain gardens will be considered to collect the storm water at several points and to complete a satisfactory best management practice.

Art Wawiernia of Gilmore and Associates provided an overview of the proposed community as creating two residential units at the main building by splitting side to side. Removing an existing metal building and small frame dwelling will be essential to the plan. It will allow the loop design to create a garden atmosphere. The Strecker building will be repositioned and the hope is to have a new entrance at the basement level with parking in the building. The Miller Hagen building was once a stable. To repurpose the stable, interior demolition will be involved and having one wing remain for a garage.

The detached homes will be within 2,400 to 2,600 square feet on the first floor. The second floor will be between 700 and 900 square feet. This is to cater to buyers who will appreciate one floor living with a main floor master bedroom. Elevators will be added upon resident's request. Closets will be built instead and easily converted, if an elevator is needed in the future. There is an option of two compatibility home styles with twenty different facades and colors to choose from. The topography will follow the natural ground that will allow the homes be placed respectfully from one to another as it relates to the street.

Mr. Kelso commented; the current plan addresses many of the issues of previously plans submitted with the integration of the residential and institutional use. The current plan also addresses issues with the quality of units.

He then questioned; if the streets will be private and a home owner's association in place. Mr. Chandor indicated he is happy to have a discussion regarding dedication.

Mr. Kelso questioned if the buildings have potential for commercial use which was the third issue the Planning Commission had with the previous plan. Mr. Chandor answered; the commercial market is slow and the per foot pricing for office space hasn't moved in years. The property will be purchased, because of the 19 acres of land, which has available water and sewer. However, he doesn't see a market for additional commercial office space. Additionally, Mr. Chandor doesn't anticipate home buyers wanting to live in the older units.

Mr. Kelso questioned; with requesting a zoning change from C3 to R1, will the density proposed meet the R1 requirements in terms of gross density. Mr. Chandor answered; the B15 use will permit a maximum density of 2 per acre in the R1 District. Many of the acreage will be lost with the steep slopes. However, the plan will be in the 15 to 16 acres, which will accommodate 30 acres. He does not foresee any request for variance of density. Mr. Kelso commented; the issue with the B15 use will be in the details. Mr. Chandor responded; the word "attached" will be further discussed with the Township Solicitor; Jeffrey P. Garton. The free-standing homes will be priced at or above \$700,000. Detached units will need to be addressed due to the B15 Use indicating the homes need to be attached, but not more than four in any one group. It may not apply to Strecker Hall because it's a single unattached building. Ms. Stern Goldstein noted; a zoning amendment will need to be considered under re-purposing historic structures. Upon Mr. Kelso's question, Ms. Mason indicated only the Fretz House is under the historic registry. Mr. Kelso indicated further discussion is needed in terms with moving forward with changing the zoning from Commercial to Residential since this is one of the last significant commercially zoned parcels in the Township and it is not something we should do without looking at the zoning ordinance comprehensively.

Mr. Harvey questioned the size of the lots. Mr. Chandor responded; he is unsure to whether to lock the units or identify as a condominium. The community will not be gated and may consider having the residents contact a property management company for repairs or issues at a fee. There will also be no amenities, such as a community center or swimming pool.

Ms. Stern Goldstein commented; with the zoning amendment changing from C3 to R1 is not binding on the sketch. If it's zoned to R1, anything can be permitted. Mr. Chandor responded; they are prepared to go through the land development process with a zoning change. However, a zoning change will not be requested to proceed with plan approval. Mr. Kelso added; the B15 ties into the same statement. Ms. Stern Goldstein noted; the comprehensive plan has the use as commercial and any land changed to residential will reduce future tax rateable commercial development in the township. Mr. Chandor responded; any zoning change will be totally discretionary by the Board of Supervisors.

Resident: Gary Nice of 2116 S Easton Road had several questions to include confirmation if the woods will not be completely removed and will a fence be installed along the setback near his home. Mr. Chandor answered; most of the trees will remain and the applicants are willing to work with the neighboring communities within reason concerning berms, landscaping or fencing. He then questioned what is the setback of homes proposed near his home. Mr. Chandor answered; there will be a 75-foot setback. Privacy will be a major consideration for both the new residents and neighboring properties. Who will be responsible for the maintenance of the tree line along the Tabor property, specifically with the overhang. Mr. Kelso answered; the entire area in terms of landscaping is augmented on the adjacent communities' property and integrates with both properties. As part of the land development process, ongoing discussion will occur regarding site line to the landscaping and how the property is subdivided. Additionally, the Township will need to have some control of the decision. For example; restrictions in

front of the Tabor property will be requested. Mr. Chandor encouraged any neighbor to contact his offices to discuss any concerns.

Mr. Nice had several additional questions to include; is the proposed site catering to a 60 and over clientele. Ms. Stern Goldstein noted; legally the applicants cannot refuse to sell a unit to a family that include children. Mr. Nice commented; the proposed plan is the best option seen and works well with the livability of the community. When a home is listed on the historical registry, is the interior allowed to be redesigned. Mr. Chandor answered; it's just a façade easement and there will not be a major change.

Mr. Lowenstein questioned; if a separation is proposed with the staircase. Mr. Chandor responded; one unit will include the staircase and the second will not.

Mr. Matthew Conway of 578 New Britain Road requested the applicant consider the additional traffic that will be created with the traffic signal at the entrance off New Britain Road. Mr. Chandor acknowledged the issue and stated something must be done. Mr. Snyder indicated re-stripping was recently completed to improve the traffic flow. The resident informed the stripping increased the traffic issues. Another resident informed; the stripping is confusing where vehicle speeding ignores the stripping as well as the existing stop sign. Mr. Snyder informed; he will have a discussion with the Chief of Police about the matter. Mr. Kelso added; as part of the process, a traffic analysis will need to be completed with the traffic engineer and Penn Dot.

Upon a question from a resident, Mr. Chandor clarified; the applicants will request a zoning change from commercial to R1 residential. Ms. Stern Goldstein added; the C3 covers both side of Easton Road along the corridor. Mr. Kelso indicated; the only difference between the other properties and the same zoning district are the historic properties. The township ordinance allows for special uses for those properties. The resident then requested clarification if new homes will be built around the existing historical buildings. Mr. Chandor indicated approximately twenty new homes will be built around the existing structures. The existing building will be re-purposed into approximately ten new dwellings. The resident then questioned; what will happen with the existing parking area. Mr. Chandor answered; all existing asphalt will be removed, where in some cases units will replace the space.

Mr. Kelso recommends the Doylestown Township Planning Commission move the Tabor Property Sketch plan to the Doylestown Township Board of Supervisors at this stage since there are many important issues involved including removing the property from the Commercial Zoning District.

Mr. Chandor agreed with the next step and noted if the Supervisors don't like the sketch, he would not go any further with the process. No additional funds will be spent on the planning process until a consensus is received from both the Planning Commission and Board of Supervisors.

Mr. Nice questioned if the applicants have purchased the property. Mr. Chandor answered; the property is under agreement with an obligation to make settlement approximately next year. The obligation to close is not contingent on any approvals. The only reason the applicants are moving forward is because Tabor has plans to leave the property.

The Doylestown Township Planning Commission agreed by consensus to have the Tabor Property Sketch plan move forward for presentation to the Board of Supervisors.

As a non-voting member, Mr. Reppa indicated he is in favor of the sketch plan and the market is changing locally with more individuals working from home. Tabor property is one of the key parcels in the township and will be interesting

to see how the plan will progress. Mr. Kelso suggested Mr. Reppa visit the site. Mr. Chandor invited Mr. Nice on the next site visit and offered to meet to discuss the history of the property. The next site visit will be scheduled in the spring.

Zoning Amendment – Continued Discussion

Ms. Stern Goldstein reported; figures were received incorrectly from the office of Jeffrey Garton and offered to review and return corrected. Ms. Mason added; the Bucks County Planning Commission had several comments.

Mr. Lowenstein referenced; page 3, and requested clarification on what is being stated. Ms. Stern Goldstein answered; to repeat something more than once will be redundant. He then referenced item 4B and questioned does the township allow shopping center on the community arteries. Ms. Stern Goldstein indicated; during a discussion regarding heights, regional arterials are considered Route 611 and Easton Road. Community arterials are considered; Butler Avenue, Northeastern Road from the Borough line to Swamp Road, Southeastern Road from the Main Borough Line to the Bypass, Swamp Road to Route 313 and West State Street to the Crosstown Borough Line to the Route 611 Bypass. The regional arterials were intended, where some of the heights were requested to be changed.

Upon referencing the ordinance, Mr. Lowenstein questioned; what is the significant of not having the same square feet. Mr. Kelso commented; the commission was viewing the ordinance as a post light sign and should be satisfactory. Ms. Stern Goldstein agreed. Upon reviewing the chart noted on page 19, Ms. Stern Goldstein indicated; the heights are referencing multi-family dwellings and not sure why there is a discrepancy.

Mr. Lowenstein then referenced signage on a residential area section and questioned; where the single family attached in a residential area is two square feet. Ms. Stern Goldstein answered; under permanent signs and multi-family development, the signs are smaller per unit. Under the multi-family, a certain number of signs are allowed and will be clutters if all are the same size.

Ms. Stern Goldstein reported; under the Bucks County Planning Commission comments figures need to be adjusted. Abbreviation symbols under the charts under 175.110 (C) 6 (A) will need to be reviewed. Ms. Lowenstein suggested placing the abbreviation under a footnote. Ms. Stern Goldstein noted; the symbol SF for square feet and FT for feet are basic and may not be possible to place as footnotes.

Upon Mr. Lowenstein's question, Ms. Stern Goldstein noted on page 5, item 4 under Residential signs under the Commercial Districts where a footnote is recorded, as per the Commission's request.

In the form as a motion from Mr. Lowenstein; seconded by Mr. Harvey the Doylestown Township Planning Commission recommends the Doylestown Township Board of Supervisors adopt the draft Sign Ordinance Amendment as presented and including administrative corrections, including and pertaining to figures.

Motion Carried 3 to 0

Adjournment:

Hearing no further business, the December 21, 2016 Doylestown Township Planning Commission Regular meeting adjourned at 8:50 p.m.