

**Minutes from the
DOYLESTOWN TOWNSHIP PLANNING COMMISSION
Regular Meeting
January 25, 2016**

The Doylestown Township Planning Commission Regular Meeting was held at 7:00 p.m., Monday, January 25, 2016 in the Doylestown Township Municipal Building, 425 Wells Road, Doylestown, PA. Members of the Doylestown Township Planning Commission in attendance included Chairperson; Judy Hendrixson, Vice Chairman; Thomas Kelso with members; George Lowenstein and Ed Harvey. Others in attendance included Township Manager; Stephanie J. Mason, Board of Supervisor Liaison; Richard F. Colello and Township Planning Consultant; Judy Stern Goldstein.

Absent: Edward Redfield

Reorganization of the Doylestown Township Planning Commission for 2016:

Chairperson

In the form of a motion by Mr. Kelso; seconded by Mr. Harvey to nominate Ms. Judy Hendrixson as Chairperson of the Doylestown Township Planning Commission.

Hearing no other nominations, Ms. Hendrixson was elected Chairperson by a 4 to 0 vote.

Vice Chairman

In the form of a motion by Ms. Hendrixson; seconded by Mr. Harvey to nominate Mr. Thomas Kelso as Vice Chairman of the Doylestown Township Planning Commission.

Hearing no other nominations, Mr. Kelso was elected Vice Chairman by a 4 to 0 vote.

Planning Commission Public Liaison to the Public Water and Sewer Advisory Committee

In the form of a motion by Ms. Hendrixson; seconded by Mr. Lowenstein to nominate Mr. Ed Harvey as Vice Chairman of the Doylestown Township Planning Commission.

Hearing no other nominations, Mr. Harvey was elected Liaison to the Public Water and Sewer Advisory Committee by a 4 to 0 vote.

Review of Minutes:

In the form of a motion by Mr. Harvey; seconded by Mr. Lowenstein the December 16, 2015 Doylestown Township Planning Regular meeting minutes were approved.

Motion carried 4 to 0.

In the form of a motion by Mr. Lowenstein; seconded by Mr. Harvey the January 14, 2016 Doylestown Township Planning Work Session minutes were approved.

Motion carried 4 to 0.

Public\Commission Comments – None

Tabor Property Sketch Plan

Attorney for applicants; Rob Gundlach reported since meeting in September, the previous sketch plan presented two roadways and 21 single family homes proposed to be developed along the Tabor Property. A site visit was recently conducted by the Planning Commission to include the existing historic home scheduled to be restored back to a residential home.

The sketch plans have been revised in two versions, the first showing what the by-right is for comparison purposes and what can be built under the by-right. The plans also include an office building at approximately 90,000 square feet based upon the current township ordinance.

Mr. Lowenstein questioned how much impervious surface is shown. Kristen Holmes of Holmes Cunningham Engineering answered; as per the Township Ordinance one space per 200 square feet is required and the plans show a couple of spaces over. Ms. Holmes added; the proposed impervious surface is currently at 29%, where 40% is required. Mr. Lowenstein suggested having a portion of the impervious marked as reserved for future parking. Mr. Gundlach agreed.

The second proposed sketch plan is a revised version of the first without a second road connection. The plan shows nineteen single family homes reconfigured differently with preservation of woodlands to the rear of the site. The entire front yard of the existing manor home will also be preserved. As per Tabor's request, a corner portion of the site will be allotted for their use.

The homes will have estimated lot configurations as a custom type community showcasing different style homes. Roadways along the site are proposed to be private and privately maintained by a homeowner association. The property will have a single access to the roadways with two smaller cul-de-sacs and islands in the middle. Ms. Holmes added; the goal in reconfiguring the site was to eliminate the second roadway and provide larger lots throughout the development.

Public water and sewer service will be provided to the Tabor buildings and facilitate the entire five acres. To address the Commission's previous question regarding expansion, Ms. Holmes explained; the subdivision line was slightly altered between the two parcels in an effort to maintain an existing garage pole barn. The acreage of each lot has slightly changed where the Tabor side increased a half acre at 0.5 acres and the residential side decreased to 13.3 acres. Mr. Gundlach noted the plans will now leave additional impervious building coverage to expand in the future.

Commission \ Public Comments:

Ms. Hendrixson questioned if the plan is presented as a proposed subdivision. Mr. Gundlach indicated the lot will be proposed to be subdivided where Tabor will retain approximately 5.5 acres and the balance will part of the single family home community with each home subdivided. The manor home will be considered a separate lot where the open space will remain. The manor will take on the responsibility in maintaining the open space and is deed restrictive.

Mr. Lowenstein questioned if the manor home is only being preserved to receive the acreage per lot needed. Mr. Gundlach answered; the manor home is included, because of its structure and history. The applicants are also proposing as part of the plan to modify the B16 use, which allows single family homes to be built with the preservation of a historic structure. Mr. Lowenstein suggested in preserving the historic structure as an office building to be more valuable. Mr. Gundlach characterizes the home has a historic residential house without a kitchen, being used as an office. To use the existing home as an office is obsolete due to the divided up structure. In its present nature, the home is easier to convert back to a residential home.

Upon Mr. Lowenstein's question, Mr. Kelso reported at a recent meeting with township staff, the commercial plan was only viewed under current zoning. Additionally, options for public water and sewer connections and to assist Tabor was discussed. Mr. Kelso noted the parking lot located on the lower left side of the site is shown as hatched. Ms. Holmes responded the area is zoned as reserved parking for meetings.

Ms. Stern Goldstein questioned if the 29% impervious surface is based upon a billable calculation. Ms. Holmes indicated yes.

Mr. Gundlach explained the proposed nineteen home sketch plan will act as a residential side of Easton Road, where a highway is not located nearby. The community will also be an extension of the main street and a good fit for the location to bring in more office use and the traffic associated with it. The configuration works better for the property and will make it easier for Tabor to remain with their existing uses.

Ms. Hendrixson question what is the range for the size of the lots. Ms. Holmes answered; the minimum lot is 12,000 square feet and the average between all nineteen lots are 19,000 square feet. The minimum lot size is for the proposed B16 use. Ms. Hendrixson then question if a public water and sewer connection will be implemented. Mr. Gundlach indicated yes and extended to the Tabor buildings. The property was also drafted for a sidewalk extension on Easton Road that may connect towards Doylestown Borough in the future. Ms. Hendrixson commented the current site is much nicer than what was previously submitted.

Resident; Gary Nice questioned is a berm is proposed for the commercial property. Mr. Gundlach indicated a berm and buffering for both plans is proposed. Ms. Nice commented; the manor home will need a great deal of improvement prior to converting back to a residential home. Additionally, they will need a garage. Mr. Gundlach responded; Pam Gundlach will post for security to insure the preservation and renovation of the manor home. There is also a three car garage located on the side of the home.

Mr. Gundlach concluded by stating the next steps for the applicants are to continue receiving feedback from the Commission and surrounding neighbors. Upon receiving feedback, the applicants will return to the Board of Supervisors to present a revised sketch plan and their comments. Ms. Mason instructed; the applicants will need to make a formal application in the near future and post necessary fees for the zoning amendment change. Once the fees are posted, the Planning Commission will work on the text associated with the change. Mr. Gundlach agreed.

Mr. Kelso commented his concern with the proposed B16 use where it's not what is envisioned by the Township. Additionally, how it may be applied to other properties in the Township. The B15 use has been successful, Mr. Kelso is uncertain the proposed amendment will be, because it will provide more density. Mr. Gundlach responded a reason for not submitting an application for the amendment was due to the revolving plan. The plan will change substantially from what was submitted previously, where less density may be requested.

Mr. Kelso then commented he is pleased with the proposed Commercial Sketch plan and will fit in with the surrounding commercial properties. It also provides buffering to the properties located in the rear of the site compared with the residential plan. Mr. Gundlach indicated with the density, the site will have a proposed eight to nine single family homes. Mr. Kelso noted it will be an increase of density by 60%.

Mr. Lowenstein questioned; what will the manor home become if the office sketch plan is approved. Mr. Gundlach answered; it will be some type of office or medical use permitted under the C3 Zoning District, under non retail commercial uses. It cannot be categorized as a residential home. Mr. Lowenstein then questioned if the closeness of homes to the Tabor buildings was discussed. Mr. Gundlach answered; the Strecker home cannot be moved. However, some of the black top may be removed between the buildings. Tabor will maintain the building during renovations, but depended upon how the proceeds will be used.

Ms. Stern Goldstein noted on the residential sketch plan, a subdivision is shown is creating a non-conformity of the structure building. However, on the commercial sketch no lot line is visible. Ms. Gundlach indicated there is no lot line shown and part of an office project where they will be shared amenities at the parking lot of the new office building. Tabor will maintain their parking. This will not provide a need to subdivide. Ms. Stern Goldstein commented it's a good idea because of creating a non-conformity with building that are currently present.

Mr. Nice questioned will a walking path be provided. Mr. Gundlach answered; a walking path will not be provided internally. A sidewalk will be provided along the frontage. Mr. Nice then questioned what is the set back of the homes. Ms. Holmes answered; there is an overall tract setback between the properties of 50 feet. The proposed lots have a 50-foot rear yard and individual lots have against the adjacent homes will be 50 feet. Fencing will be provided along the property line.

Items Scheduled for Discussion:

- 1) The Commission agreed to have Ms. Hendrixson present their annual report to the Board of Supervisors at the February 2nd meeting. The report will include an updated status report of the Sign Ordinance.
- 2) Future plans scheduled for review are 651 N. Shady Retreat Road, Bray Long Tract and Metro Storage.
- 3) The Commission agreed to schedule the next Work Session on Thursday, February 18th at 5:00pm. Director of Code Enforcement; Sinclair Salisbury will be invited to attend. Size of signage will be the topic of discussion.

Adjournment:

Hearing no further business, the January 25, 2015 Doylestown Township Planning Commission Regular meeting was adjourned at 7:57 p.m.