

**Meeting Minutes from the  
DOYLESTOWN TOWNSHIP PLANNING COMMISSION  
Regular Meeting  
November 27, 2017**

The Doylestown Township Planning Commission Regular Meeting was held at 7:00 p.m., Monday, November 27, 2017 in the Doylestown Township Activity Trailer off 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 Gregory Reppa. Others in attendance included Township Manager; Stephanie Mason, Board of Supervisor Liaison: Richard Colello and Township Planning Consultant; Judy Stern Goldstein.

**Review of Minutes:**

In the form of a motion by Mr. Kelso; seconded by Mr. Lowenstein the September 25, 2017 Doylestown Township Planning Commission meeting minutes were approved.

Motion carried 4 to 0.

**Public Comments:**

Chairman Report:

Ms. Hendrixson reported on her attendance at the proposed Wawa land development plan presentation to the Doylestown Borough Planning Commission. The meeting was well attended with a second meeting scheduled for Tuesday, November 28<sup>th</sup>.

Comments received from the public regarding the proposed project were mostly negative. Concerns regarding the traffic study, which was not completed were voiced. However, the preliminary reports indicated no major impact was expected. The study also indicated current traffic issues will be alleviate entering the site. A traffic increase is anticipated of approximately 15%, due to the gas pumps at the Wawa. Additional room was noted at the TD Bank site to place a turn lane.

Mr. Kelso questioned; how many pumps will be placed. Ms. Hendrixson answered; six (6) double sided pumps in total.

Ms. Hendrixson continued; the applicants offered to redesign the current building to make more attractive and relocate the trash containers. Additionally, traffic calming is proposed with a planted median. Consideration of a proposed traffic light was noted, but not included as part of the plan. Mr. Colello clarified; a traffic light will be a last resort. The plan is only to have a turning lane. For pedestrian and bike & hike trails, textured and colored paving is proposed. A satisfactory buffer with planting is also recorded.

The applicants requested the zoning be changed from R3 District to FC Free Standing Commercial, which is consistent with other areas of the Borough.

The main concern of the residents was losing the historic feel of Doylestown, with having a Wawa constructed when first entering the borough.

Mr. Kelso questioned; who is responsible for the island. Ms. Mason answered; Doylestown Borough will manage the islands. Ms. Hendrixson indicated; applicants for Wawa offered to take over the maintenance of the islands.

Residents of Doylestown Hunt voiced concerns with Wawa's 24 hour operations and not being notified of the proposed land development, which was resolved. Ms. Mason clarified; the Borough only notifies residents within 200 feet of the proposed site. As a courtesy, a notice was also posted on Facebook. Upon speaking with several residents of Doylestown Hunt, Ms. Mason reported; the residents also stated the site will drastically impact the community. Ms. Mason informed; the residents, the Borough and Planning Commission will monitor the plan to report all issues. Once the land development process is completed, a list of concerns will be presented. Ms. Hendrixson added; other concerns were youth adults using the site as a hangout and a post card received from an Atlanta firm running a campaign preventing Wawa facilities from being constructed. Mr. Colello commented; the Borough is in favor of the Wawa project.

Mr. Kelso commented; a pedestrian actuated signal being installed for the safety of residents along South Main Street should be considered. He then suggested to have the trail placed near the Doylestown Hunt community. Mr. Reppa agreed. Another option Mr. Kelso offered was a three way stop sign and the Commission should be involved with the point of crossing.

Upon a discussion on how the Wawa project may benefit the Doylestown Hunt community, Mr. Kelso noted; design aspects to where Wawa may place the store front on the street with gas pump located behind the site. Ms. Hendrixson agreed and indicated the site has a significant buffer behind the property. Ms. Stern Goldstein noted; residential homes are located behind the property and gas pumps may not be welcomed.

#### Doylestown Township Comprehensive Plan:

Upon reviewing the Doylestown Township Comprehensive plan, Mr. Lowenstein commented; the maps are not up to date and effects the population growth estimates. Ms. Stern Goldstein responded; the existing land use map is based upon the county land use and edited during a meeting with Ms. Mason.

Mr. Kelso noted open space owned by the township near Cedar Crest Farm is shown as institutional. Ms. Stern Goldstein indicated the area is shown as institutional on the existing land use map.

Mr. Lowenstein noted; the map shows an area near his home as a vacant lot. There are currently two homes on the site. Ms. Stern Goldstein responded; information for the map was provided by the township, who received the same information from the county. Mr. Kelso questioned; where was base unit information received from. Ms. Stern Goldstein acknowledged the map has issues, which will be rectified.

Mr. Kelso suggested to have the county provide the existing land use maps. The township is missing certain aspects, such as farm use, agriculture and parks, which are not shown as complete. He then suggested to review additional categories and receive a price from the county to create maps.

Mr. Kelso requested to have preserved properties included on the maps. Ms. Stern Goldstein questioned; should preserve properties, farm land and other properties be included. Mr. Kelso indicated yes and possibly place under two categories.

Ms. Hendrixson suggested including pending developments. Ms. Stern Goldstein noted; pending developments will be recognized once a land development application is approved, but not built. Mr. Kelso disagreed and would not like to see a pending development listed under the comprehensive plan. Ms. Stern Goldstein added; some pending development plans change from what was intended within several years. However, pending developments are valuable with corridor studies.

Ms. Hendrixson requested to include major street names on the maps. Mr. Reppa commented; the high density residential section shows building and open space, which can be confusing. He requested to only accent the high density residential, so to be clear with existing land use. Ms. Stern Goldstein indicated; condos, the tax codes are open space. She suggested to lump parcels together to show as high density, but will have some open space. Ms. Hendrixson suggested to show the area in assorted colors, due to not being public space.

Mr. Kelso questioned; what is the genesis of future land use maps. Ms. Stern Goldstein answered; information was taken from previous comprehensive plans and reconciled with what was completed under other studies along the corridors. However, zoning was not included. Mr. Kelso noted the same issues with categories along existing land use. Ms. Stern Goldstein indicated; existing land use is generally consistent, but broader categories are acceptable. Commercial uses should not be broken up under future land maps. This will limit the parcels.

Mr. Lowenstein commented; the population section of the comprehensive plan was not significant. The township has seen a growth in condominium development and doesn't seem logical, because housing was not lost. Additionally, the population forecast shows 1.2% of growth. Compared with Warrington's statistics, which takes into consideration the number of children enrolled in school and actual numbers are used. He finds the Township's comprehensive plan may be confusing. Ms. Stern Goldstein noted; the plan reports in 2020 to 2040, there will be a positive 4.9%. Mr. Lowenstein, it's not helpful to show percentages for ten years going forward. Ms. Stern Goldstein the numbers were included as per the request of the Commission. Mr. Reppa added; some forecasting is very difficult to complete. There is a limited amount of space for new housing, where significant increases will not be noted. With a slow growth with future developments, projections are difficult to determine. Mr. Lowenstein suggested to inquire how will the school district provide their projections.

Mr. Kelso commented; the cohort numbers are important for the township, because it's speaks to what is going to happen with the schools and what is needed in terms of athletic fields. Mr. Kelso noted; the numbers may show a decline in athletic fields and the future closures of schools. Ms. Mason added; the Parks & Recreation department is updating the open space comprehensive plan from 2007 in 2018. She then suggested adding graphs to the plan once the categories are determined. The graphs will provide information in a separate way.

Ms. Hendrixson agreed with Mr. Lowenstein's comments, stating the comprehensive plan should have a conclusion. Ms. Stern Goldstein clarified; the plan is a resolution, that would be at the beginning and all the whereas indicate conclusions with population updated. Mr. Kelso commented; the future land use was not tied into the plan. Ms. Stern Goldstein responded; the future land use needs to be included. Mr. Kelso indicated; the population forecasts is important to determine changing population and level of services. There is also a need for additional housing options and types for the aging. The information needs to be translated into the plan and zoning ordinances. The issue of commercial base as a sensitive part of the community for stability. Warrington township is very aggressive in this area. Ms. Mason requested guidance from the Commission regarding big box uses being transferred into housing for seniors. Mr. Kelso responded; additional discussion is needed to determine if there are adaptable areas for consideration.

Upon a discussion regarding if a decision will be made to close schools and future land use, Ms. Stern Goldstein indicated; a discussion is needed regarding zoning with schools and should the future land use should be zoned institutional or residential. When showing an institutional area on a future land use map will cover schools or as an assisted living. Showing as residential consistent with medium density or high density residential, the perception is the density will be the same as what is around it. In some cases, the density may or may not be the same.

Ms. Stern Goldstein noted; the Commission previously stated the simplicity in creating the original comprehensive plan in general, broad terms to keep relevant for today. She requested clarification if the Commission would prefer not to complete a full update of the plan, but instead update the mapping and demographic information. Mr. Kelso added; conflicts between the current zoning and comprehensive plan should be addressed.

Ms. Hendrixson indicated the next steps should include; receiving a price from Bucks County to create land use maps, have the township create a cohort's model. Mr. Reppa suggested to receive school age projections from the school district to prevent the community from stagnating. Mr. Lowenstein commented; the school age projection should also include an analysis. Mr. Kelso agreed and suggested to hold a separate meeting to review and compare projections, such as number of units with assisted living and age restricted housing. Ms. Hendrixson indicated; lower income housing should also be viewed.

Ms. Mason reported; upon attending the Public Water & Sewer Advisory recent meeting, where the committee is viewing possible connection along east of Route 611. Areas have been separated into two segments as Phase II and III. There may be a broad-brush stroke for future sewers in the comprehensive plan. However, Ms. Mason would like to ensure its address appropriately. The township has seen approximately fifteen homes connect privately to nearby sewer lines due to a failing system. She then suggested, the Commission can assist the Committee with mapping and including under the comprehensive plan.

Ms. Hendrixson commented; some areas may be benefit being zoned village commercial, to enhance the efforts to become a walkable community. Additionally, areas zoned institutional may lend themselves better as village commercial. Mr. Stern Goldstein referenced the future land use map and indicated; the BC district is included and presents a wide variety of commercial use. Mr. Lowenstein questioned; if daytime versus night time use can be considered for seniors who do not drive during the evening.

#### Warrington Township Comprehensive Plan – Draft 1 Version 3

Upon reviewing the Warrington Township Comprehensive plan, Ms. Hendrixson commented; she was impressed with the plan. Mr. Kelso commented; the bike and hike portion of the plan needs improvement. Mr. Reppa noted a junk yard along Kelly Road shown as commercial existing in error, due to no longer in existence.

Ms. Mason referenced Item #4 as trail plan of the park & recreation department is to create a trail connection as a short-term priority action. Mr. Kelso commented; connecting Central Bucks HS South into the township's trail system should be a priority. He suggested to forward a note to Warrington Township indicating the Doylestown Township Planning Commission is in support of their comprehensive plan efforts and offer their assistance in certain areas. Areas should include, a trail connection from Central Bucks High School South to the Regional Trail system, Bristol Road towards Turk Road with proper funding and cooperation.

#### Doylestown Township Comprehensive Plan – Continued Discussion

Ms. Hendrixson requested to have conflicts throughout the comprehensive plan reviewed, including with zoning. Additionally, graphically indicate the bike & hike paths on future land use and major street names. Ms. Stern Goldstein responded; having the bike & hike listed on maps maybe difficult and exists currently under the comprehensive plan. Ms. Hendrixson responded; it will be important to have the trails listed with maps. Mr. Lowenstein suggested to separate the maps under segments as a, b or c. Ms. Mason questioned; if the trails should be referenced under the plan with subsections for easy reference. Mr. Lowenstein suggested to have summaries included with certain maps.

Ms. Hendrixson also directed to have Bucks County's pricing to create maps and school district population projection researched.

**Adjournment:** Hearing no further business, the November 27, 2017 Doylestown Township Planning Commission Regular meeting was adjourned at 8:32 pm.