

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

December 20, 2017

The Doylestown Township Planning Commission Regular Meeting was held at 7:00 p.m., Wednesday, December 20, 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, Gregory Reppa and Jeremy Deppler. 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. Lowenstein; seconded by Mr. Reppa the November 27, 2017 Doylestown Township Planning Commission meeting minutes were approved.

Motion carried 5 to 0.

**Public Comments:** Ms. Hendrixson welcomed Jeremy Deppler as the newest member of the Planning Commission.

2017 Year End Discussion:

Ms. Hendrixson reported; overall, the Comprehensive Plan is in good shape with very little action needed. However, reviewing the plan has provided additional ideas for the future.

Chairman Report:

Ms. Hendrixson reported; the proposed Wawa site is located at 425 South Main Street. Previously, a TD Bank resided on the property, near the edge of Doylestown Borough. An adjacent community is being affected by the proposed site.

Ms. Mason added; the property is physically located in Doylestown Borough and will making all final decisions related to the proposed development plan. Ms. Mason, Ms. Stern Goldstein and Mr. Colello attended several meetings in the Borough.

Ms. Hendrixson continued; the traffic study has been completed and submitted to the Borough and the Pennsylvania Department of Transportation (Penn Dot). Upon completing the peak hour studies, no significant changes were noted. The results also do not warrant a traffic signal, which caused resident concerns along the Doylestown Hunt community. Concerns include, the cause of additional traffic and pedestrian access. There is also a concern of flow in and out of the development, due to additional flow caused by the proposed development. A change in zoning was passed from R3 District to FC, Free Standing Commercial. The Doylestown Borough Planning Commission did submit a recommendation to council the zoning changes moves forward.

Mr. Lowenstein questioned; if the zoning was compared to what traffic currently enters the Wawa. Ms. Hendrixson answered; the current Wawa in Doylestown is not comparable, due to being smaller and not having gas pumps. The figures are generated by comparing to other Wawas in equivalent size with gas pump availability. The number going into the existing Wawa were increased by 25% and adding what six gas pumps will generate. The estimates resulted in an increase of 150 new trips during peak hours and still did not warrant a traffic signal by Penn Dot's criteria.

Another concern is having the building be reviewed, where a request to have the HRB (Historic Review Board) review was submitted.

Ms. Mason reported; upon her discussion with Doylestown Borough Manager; John Davies, who indicated the zoning change request to FC will most likely take place. The applicants' next meeting is with the Zoning Hearing Board to discuss gas, before moving forward in the land development process. Mr. Davies requested the Commission submit a letter listing issues to review, such as lights, noise and sound to the Council. Ms. Hendrixson commented; one of the main concern is the pedestrian traffic, due to heavy traffic.

Mr. Colello commented; to make a left turn out of Doylestown Hunt is very difficult. Currently, there is a dedicated left turn that maybe eliminated. Ms. Hendrixson responded; a sketch plan was designed to change the turn, but needs additional work. Ms. Mason also had a discussion with Mr. Davies regarding the bike & hike trail, who informed with a trail plan is scheduled from Sauerman Road towards Wharton Road. As the township partners with the Borough, Mr. Davies suggested applying for a tap grant to extend the trail over a bridge. Mr. Kelso commented; incorporating an early plan will make a significant difference.

Mr. Kelso questioned; if placement of the building on the site was discussed in relation with the road. Ms. Hendrixson answered; the neighbors behind the site was not in favor of having gas pumps located near their community. Although no plans are set, the concern of enough buffering was discussed.

Doylestown Township Comprehensive Plan – Continued Discussion:

Upon reviewing the Age-Friendly Communities report, Mr. Kelso explained; the demographics of the township is changing towards the aging. American Association of Retired Persons (AARP) designed a program to have municipalities make a commitment to actively work towards becoming an age friendly community. Once a municipality completes a program, AARP will provide a certification. The program itself is basic comprehensive planning with inventories, interviewing people and developing ties with groups along the township that provide services to the aging. The program also reviews transportation, recreation and other services.

Mr. Kelso suggested to complete an in-depth inventory of the Township regarding housing availability for residents 65 years of age and older. The efforts can be completed in-house, where no outsourcing is needed. Mr. Kelso also completed a rating system provided by the report and found the township can benefit in considering affordable housing. Especially from groups between 85 and 90 years old.

A discussion ensued amongst the Commission regarding properties not maintained by older residents and the lack of community resources and communications. Ms. Hendrixson commented; the issue is not just aging, but the quality of life in the community.

Mr. Kelso indicated; the report is listed under domains, such as outdoor space, spaces in building, transportation, housing and social participation. The process will take approximately five years, where an inventory and benchmark will be completed to devise a plan. Upon completing a plan, evaluations will be completed periodically. Mr. Kelso suggested having the elected officials acknowledge the efforts as a first step. The goal is to identify items the township can accomplish and receive recognition to raise property value.

Other benefits include, changing zoning, develop programs through the Park & Recreation department, engaging the hospital and other communities within the township. Ms. Hendrixson noted; the township has many active services, but not communicating with each other. For properties that are at risk of closing, the Commission needs to discuss plans for the future.

Ms. Stern Goldstein indicated; the report also recommends developing a goal. She recommended having a program that integrate all ages to participate in assisting residents who cannot help themselves be adopted as possibly part of the comprehensive plan.

Mr. Kelso suggested to have a packet ready to present at the February Board of Supervisors meeting. Materials can be prepared and forwarded to the Board before the meeting.

Ms. Stern Goldstein added; the report ties in with other programs along the township, such as the Park & Recreation and Open Space update. Many of the topics are relates with the Department of Conservation of Natural Resources (DCNR) mandates for creating a friendly and healthy community.

Upon a discussion regarding the changing needs of the community from large homes to multigenerational living, Ms. Mason informed the Commission, the township received new maps from Bucks County. The maps have been loaded onto the township's system and a copy provided to Ms. Stern Goldstein. Mr. Reppa questioned if data information was received from Central Bucks School District. Ms. Stern Goldstein indicated no. However, Ms. Mason will reach out.

90 Day – Upcoming plans and events:

Ms. Mason reported; the Bicentennial Committee is hosting a gala on January 6, 2018 to celebrate Doylestown Township 200th anniversary. The kickoff event will be held at Doylestown Country Club, where the dress is cocktail attire. Tickets are available online at [www.evenbright.com](http://www.evenbright.com) or at the township's offices. Each ticket is on sale for \$75.00.

The Central Bucks High School West athletic field proposed plan is scheduled to present their Final Preliminary Development plan. The applicants met with the Zoning Hearing Board on Monday, December 18<sup>th</sup> and received all requested variances.

The Grasso Group recently met with the Board of Supervisors to receive approval of the amended stipulation plan regarding The Pavilion at Furlong proposed development plan. Upon providing Mr. Deppler with a background of the ongoing plan, Ms. Mason reported; the revised plan proposes to provide public water and sewer to the site. Upon Penn Dot's request, the right out prior to the signalized intersection was eliminated. The restriction to prevent traffic flowing out from Roger's Road remains. The large building use was changed from pharmacy to retail. The applicants also proposed a right out onto Route 313, which was denied by the Board due to a dangerous left-hand turn.

Upon Ms. Hendrixson's questions, Ms. Mason reported; WB Homes recently met with the Zoning Hearing Board, where approvals were received. She anticipates a presentation in the early part of the year. Ms. Stern Goldstein clarified; the applicants indicated a presentation will be made before early spring of 2018.

Ms. Stern Goldstein reported; applicants for 360 Old Dublin Pike is moving forward with their development plans and currently trying to convert the farm into a house. The barn and manor house will each become one unit. She also indicated, instead of land development, the township has been receiving more requests for creative new uses.

Ms. Mason reported; due to the cost of foot bridges and fish and game, the Township was denied a grant for the proposed trail along Almshouse Road.

**Adjournment:** Hearing no further business, the December 20, 2017 Doylestown Township Planning Commission Regular meeting was adjourned at 8:07 pm.

The Commission took a moment to introduce each member and provided a background for Mr. Deppler.