

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

January 22, 2018

The Doylestown Township Planning Commission Regular Meeting was held at 7:00 p.m., Monday, January 22, 2018 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, Township Planning Consultant; Judy Stern Goldstein and Code of Enforcement Director: Sinclair Salisbury.

Ms. Staci Yoder of Boucher & James, Inc was present to assist Ms. Stern Goldstein.

Reorganization:

Mr. Lowenstein made a MOTION; seconded by Mr. Kelso, Ms. Judy Hendrixson be elected Chairperson of the Doylestown Township Planning Commission.

Hearing no further nominations, Ms. Hendrixson was appointed Chairperson by a 4 to 0 vote.

Mr. Kelso made a MOTION; seconded by Mr. Deppler, Mr. George Lowenstein be elected Vice Chairman of the Doylestown Township Planning Commission.

MOTION FAILED due to Mr. Lowenstein denying the nomination

Mr. Kelso made a MOTION; seconded by Mr. Lowenstein, Mr. Gregory Reppa be elected Vice Chairman of the Doylestown Township Planning Commission.

Hearing no further nominations, Mr. Reppa was appointment Vice Chairman by a 5 to 0 vote

Review of Minutes:

In the form of a motion by Mr. Lowenstein; seconded by Mr. Reppa the December 20, 2017 Doylestown Township Planning Commission meeting minutes were approved.

Motion carried 5 to 0.

Central Bucks West Athletic Fields – Preliminary Land Development Plan:

Joe Blackburn explained; provided an over of the land development plan for the Central Bucks West Athletic Fields as a property consisting of ten (10) acres and located in the R4 Zoning District, under a C2 Use.

The applicants are seeking a recommendation from the Commission for a preliminary land development plan approval under a comprehensive site wide renovation project. Mr. Blackburn then introduced Project Engineer; Daniel Jalboot of D+J Architects and Central Bucks School District Director of Facilities; Robert Klimenhagen.

The property is currently used as an athletic facility in conjunction with the use is presently improved with six (6) tennis courts, baseball diamond, non-descript open grass fields and out sheds used for storage. As a part of the plan, the applicant is proposing to install an additional tennis court, a synthetic turf field and general re-orientating of the ball diamond as installation of track and fields apparatus. Additionally, a comprehensive walking trail is proposed through out the property. To permit the improvements, zoning relief is required to include impervious surface coverage. Notwithstanding the turf field is considered impervious surface as per the Township's Zoning Ordinance. The main purpose of the plan is safety. The existing grass fields are in poor condition with inadequate drainage.

In December, the Zoning Hearing Board granted relief for all items requested to include the impervious surface coverage along the turf fields. Other items for relief included, steep slopes and retention of the existing non-conforming setbacks. Mr. Blackburn indicated; the applicant will comply with all comments listed under the Pickering, Corts and Summerson review letter dated January 3, 2018. For Boucher & James, Inc. letter dated January 11, 2018, Mr. Blackburn noted one clarification. Although the applicants will comply with most comments, a clarification is needed for Paragraph 4A, SLDO Section 153-34.B(1) under Landscape and Buffer Yard Requirements. The existing condition is not 10% buffer on the property as of today. The applicant requests to add an additional waiver add with a planning, design waivers and plan note not depicting features within 400 feet of the property.

Ms. Stern Goldstein clarified; the comment was not 10% had to be buffer yard, but the whole site has to be devoted to the buffer yard, street trees and planting. She suggested to include a calculation with the waiver. Mr. Blackburn responded; the applicant will comply and revised the plan accordingly to include the calculations.

Mr. Kelso referenced for Paragraph 4B, SLDO Section 153-34.C under Landscape and Buffer Yard Requirements and questioned the status of the number of trees. Mr. DeGroot answered; the trees location along Memorial Drive will remain. However, some street trees along Progress Drive will be removed and replaced with more than what has been removed to meet the township's requirements. Mr. DeGroot requested direction on how to show the change. Ms. Stern Goldstein offered her services to assist with showing calculations.

Mr. Reppa questioned the status of the pedestrian crossing and how is it resolved. Mr. Blackburn referenced the Pennoni & Associates review letter of December 22, 2017 and explained; there is an existing crosswalk along the northside of School Lane, which ties into the walk way. There is also a cross walk along south side of School Lane, which doesn't connect to anything. Mr. Terry DeGroot of Terraform Engineering, LLC added; after further consideration, Central Bucks School District decided not to have two crosswalks and have the traffic flow to one. Re-striping the crosswalks will be completed. As per the traffic engineers' request, only if the sidewalk is damaged, the District will replace it.

Mr. Salisbury questioned; if the crosswalk is Americans With Disabilities Act (ADA) compliant. Mr. DeGroot indicated yes. Mr. Salisbury noted there are no restrooms available along a street near the athletic fields. Mr. DeGroot responded; bathrooms are available near the stadium, across the street from the field. Ms. Hendrixson clarified; signage for bathrooms needs to be noted. Mr. Blackburn responded; directional signage will be provided. He added; upon completion of the Phase II construction, regular public bathrooms will be available at all times.

Ms. Stern Goldstein questioned; if there will be an inaccessible route to the public restrooms. Mr. Blackburn answered; a sidewalk will be installed that will bring pedestrians to the field house. Ms. Mason requested to have the plans noted.

Mr. Blackburn informed; Sinclair Salisbury's review letter of August 25, 2017 was recently received and requested a meeting should issues other than the restrooms need addressing.

Ms. Hendrixson questioned if the applicants will comply with the issue of the access roads. Mr. DeGroot answered; the applicants will comply with items 1 and 2. Item number 3 recommends a ten foot wide path. There is access for emergency vehicles along Progress Drive. There is also a nine foot path along the south side of the synthetic turf field and sized for maintenance vehicles and can accommodate emergency vehicles. Mr. Deppler questioned if there is a curb cut. Mr. DeGroot indicated yes at Progress Drive and will be used for maintenance vehicles.

Mr. Blackburn continued reviewing Boucher & James letter and informed; the applicant will comply with signage as per the UCC and items seven through ten.

Mr. Colello questioned if the Michael Baker International review letter dated December 9, 2017 was received. Mr. DeGroot answered; for item number two, the applicants will replace the ramp only if damaged. For item number 3, the existing crosswalk will be used and is ADA compliant.

For the synthetic turf field, there is currently a small retention pond south of the tennis courts. The pond will be blown out to make room for the new tennis court. The water will be recaptured and taken over to a retention refiltration structure underneath the field. The structure will also have a deep stone pit. The synthetic turf will have sand and rubber infill, where the water will flow through. The backing of the carpet is perforated, where water will run through the stone base and flat panel drains. The water flow will be directed to the retention infiltration. All necessary testing has been completed and a National Pollutant Discharge Elimination System (NPDES) permit was received. The water will then discharge inside a field into a swale before ending at the piping along the YMCA property. The system will significantly reduce the rate of flow and volume.

Mr. Blackburn addressed comments from neighbors as no stadium light or permanent amplified PA system is proposed and temporary bleachers will be provided.

Mr. Kelso questioned if the intensity of the use not changing. Mr. Blackburn indicated no, where the fields will not have lighting or be used intensely as they are now. Use of the practice field will be limited until approximately 10:00pm.

Mr. Deppler questioned if a silk bag will be provided for the run off. Mr. DeGroot answered; the water will flow through the perforated carpet, the stone base and into the flat panel drain. The flat panel and infiltration retention will be wrapped in Geotech fabric. This will also prevent mud on the synthetic turf. Mr. Deppler questioned; if long term maintenance will be required. Mr. DeGroot answered; keeping the sediment down will require maintenance. Most of the sediment will settle in one area.

Mr. Salisbury questioned how much of the field will be utilized during the weekends. Mr. Blackburn answered; all fields are used during the weekends and will continue to be used after improvements are completed.

In the form of a motion by Mr. Kelso; seconded by Mr. Deppler the Doylestown Township Planning Commission recommends the Doylestown Township Board of Supervisors approve applicants; Central Bucks High School West Athletic Memorial Drive Complex Final Land Development plan to install one tennis court, a synthetic turf field, general re-orientating of the ball diamond and installation of track and field's apparatus. As a condition, the applicants have agreed to comply with review letters received from Pickering, Corts and Summerson dated January 3, 2018, Boucher & James, Inc. dated January 11, 2018 with the exception and understanding it's the applicant's

intent to request a waiver for Item 4A SLDO Section 153-34.B(1) under Landscape and Buffer Yard Requirements. Further, the applicants agreed to comply with the Township's Code Enforcement Department letter dated August 25, 2017 and provide directional signs to the existing restrooms currently under improvements. Comply with Pennoni & Associates, Inc. letter dated December 22, 2017 and propose a single ADA compliant crossing off Memorial Drive at the existing location. Lastly, the applicant will comply with Michael Baker International, Inc. letter dated December 9, 2017 to replace the sidewalk, if needed.

MOTION CARRIED 5 to 0.

Doylestown Township Comprehensive Plan – Continued Discussion:

Ms. Hendrixson reported; along with Ms. Mason and Ms. Stern Goldstein, the Township's maps were reviewed to correct issues with areas not designated or needed correction. Ms. Stern Goldstein noted many of the land use categories were not correct. Other issues included, every residential property with a veteran's inclusion was zoned institutional. With the condominiums or HOA areas, corrections were made to buildings shown as residential. Unidentified pieces of land shown with no definition, but should be institutional, such as well houses or club houses.

Upon providing the Commission with updated maps, Ms. Stern Goldstein pointed out areas identified as mapped under the comprehensive plan that are inconsistent with the township's ordinance. Ms. Stern Goldstein noted; no finalization of the maps is required for tonight's meeting. The maps were provided for the Commission's review and consideration.

Mr. Kelso suggested to identified which properties are preserved for future land use. All private and open space areas have some level of protection from development. Ms. Stern Goldstein responded; all distinctions have been identified and noted in dark green on the maps. Light green is land that was owned by the HOA that was part of subdivision land development, which have a level of protection.

Upon reviewing several properties identified on the map, Mr. Kelso requested to note areas early in the development process.

Mr. Kelso questioned the other preserved properties. Ms. Stern Goldstein answered; some are shown as institutional and agricultural. He then questioned if the two can be listed separately. Ms. Mason indicated it was a question that should be addressed by the Commission and how to place on the existing land use map. Ms. Stern Goldstein added; part of the preserve wasn't a full parcel, where only a portion was preserved. Mr. Kelso commented; the main issue is not between institutional or agricultural, but what is preserved.

Ms. Stern Goldstein continued; the open space plan is incorporated and noted as an appendence, which will be under a separate map. Land cover for zoning is clarified as agriculture, woodlands and residential. Land use is how the land is used.

Upon a discussion amongst the Commission regarding areas along the township described as land use and cover, Mr. Colello questioned how are areas identified as vacant recognized on the maps. Ms. Stern Goldstein answered; vacant is described as nothing on the property. Ms. Hendrixson added; upon reviewing all the vacant properties, it was discussed they be assigned a land use. However, some parcels did not fit the profile. Ms. Mason indicated other properties were listed as utilities.

Ms. Stern Goldstein presented the Commission with a second map, which shows areas showing conflict between the future land, current comprehensive plan and the existing zone use. The parcels begin in Fountainville that are zoned C4. In total, there are five pieces which show conflict. Ms. Mason provided an example of an existing conflict as the

Eagles Peak property shown as non-conforming, light industrial operation. However, the same area was considered as a proposed joint site development plan for a Wawa and pharmacy store, where the plan did not take place.

Ms. Stern Goldstein noted one correction as, land use is industrial for Eagles Peak then low density residential for the Barney's site. The current comprehensive plan shows the sites as medium density, residential and the zoning is C4. Ms. Hendrixson added; to update the comprehensive plan, the mapping needs to be consistent. Ms. Stern Goldstein clarified; the mapping needs to be generally consistent with the zoning maps. The Commission will need to decide the procedure when the current zoning doesn't match. This can be in the form of a follow up or zoning change. In addition, once the future land use is confirmed, the zoning can fall into place for consistency.

Upon Mr. Colello's question on what the next steps will be, Ms. Hendrixson indicated; the Commission will need to first review the future land use maps to determine what the new comprehensive plan should look like. Ms. Stern Goldstein indicated a decision is not required at tonight's meeting. The purpose in providing the maps is for the Commission to study and continue discussing next month. Issues on the map are in black and red. For the existing land use and the future land use based upon the current comprehensive plan, the main issue is inconsistencies. As an example; Delaware Valley University is currently shown as institutional. However, knowing a change may happen in the future, a zoning change can be completed instead of a re-mapping. Mr. Kelso commented; changes with zoning should be approached with caution.

Another issue under the future land use is to view the Central Bucks School District and the possibility of closings. If the schools are shown as institutional use, it can be easily adaptable for institutional use instead of residential. The Commission will need to decide to show the area as adaptable reuse that can be a higher density or another type of institutional housing.

Mr. Salisbury referenced the properties located to the right of Kutz Elementary, which are medium density under the C1 District and questioned; should the zoning be changed to become non-conforming uses. Ms. Stern Goldstein responded; the area is shown under future land use. Ms. Mason suggested to change the zoning to Village Center. Mr. Kelso questioned; if the right categories are zoning for today's uses and should be viewed closer.

Upon a discussion regarding current uses along the township, Ms. Mason suggested to add a new category as Mixed Use. Ms. Stern Goldstein agreed. Mr. Kelso indicated; a definition should be provided for each use for the comprehensive plan.

Mr. Kelso questioned if agriculture use will be identified. Ms. Mason answered; for the existing comprehensive plan and existing land use map, agriculture was not found. Mr. Kelso suggested the Commission have further discussion on this matter. Areas which have the most potential for changes are university properties. Ms. Stern Goldstein noted; every time an item is shown under the future land use, the zoning needs to have a general consistency. In the future, most likely there will be a zoning change. It maybe beneficial to take the properties in agricultural use that are presently zoned as lower density residential, so a certain right can be recorded. If it's changed to an agricultural zoning, the right will be taken away. In addition, consistency will need to be considered with the comprehensive plan.

Mr. Kelso suggested to view all categories and commented; the future land use should have an agriculture use, but not under zoning. There is a path to go from the comprehensive plan to zoning and still acknowledge agriculture. Ms. Stern Goldstein indicated; the comprehensive plan acknowledges agriculture as an important part of the township.

Ms. Hendrixson suggested the Commission go through the maps quadrant by quadrant and view piece by piece. Ms. Mason suggested to first study the five principal areas so to create an understanding of where they are located. Ms. Stern Goldstein questioned; if one of the key areas noted as Fountainville should have a Mixed Use created.

Upon discussion regarding properties with high density and medium density residential, Ms. Mason indicated an I2 use was created but no preservation is noted. Ms. Mason questioned, if the properties should be considered high density. Mr. Kelso noted; placing homes along the piece may become problematic. He then suggested to have the area be considered institutional. Ms. Stern Goldstein agreed.

Mr. Kelso suggested to have the Tabor property be considered for a mixed use. He also requested the Commission consider uses for the Village at Edison and the quarry with anticipating closures. In addition, receive direction from the Board of Supervisors on how the Grasso property should be viewed on the maps. Ms. Stern Goldstein noted; a stipulation agreement has been signed and there is no commitment.

Mr. Kelso noted; the synagogue shows two areas as institutional. Ms. Mason answered; Artifacts currently owns the property. Ms. Stern Goldstein indicated; the synagogue is shown as institutional due to a spill over under an existing land use. However, one piece was missed and will be reviewed.

Ms. Hendrixson suggested the Commission view the maps by individual pieces highlighted during tonight's meeting before forwarding to zoning. Mr. Salisbury offered to provide notes for consideration.

Presentation to the Board of Supervisors:

Mr. Kelso offered to attend the February 6, 2018 Board of Supervisors Regular meeting at 4:00pm to present the Planning Commission's annual report. Ms. Mason suggested as Vice Chairman, Mr. Reppa should attend as well. Mr. Kelso indicated; he will be speaking on the 2018 comprehensive plan and age friendly communities study. He then presented the Commission with a summary of the Doylestown Township Comprehensive plan.

Bucks County has the largest students with autism due to the available programs. The study also shows residents are choosing to stay in their homes longer and have aging in place. Mr. Kelso will be presenting the multi-year effort for Board direction. Ms. Mason suggested to have the study become a module to a survey currently being considered for Doylestown Township. The Commission agreed and requested to contribute to the survey.

Mr. Salisbury requested to continue reviewing clean up items. Mr. Kelso indicated the idea is to work towards a single document change.

Adjournment: Hearing no further business, the January 22, 2018 Doylestown Township Planning Commission Reorganization meeting was adjourned at 8:40 pm.