

**Meeting Minutes from the
DOYLESTOWN TOWNSHIP PLANNING COMMISSION
Work Session**

April 10, 2018

The Doylestown Township Planning Commission Work Session was held at 5:00 p.m., Monday, April 10, 2018 at the Township's temporary offices off Wells Road, Doylestown, PA 18901. Members of the Doylestown Township Planning Commission in attendance included Chairperson: Judy Hendrixson, Vice Chairman; Gregory Reppa with members; George Lowenstein, Thomas Kelso and Jeremy Deppeler. Others in attendance included Township Manager; Stephanie Mason, Board of Supervisor Liaison: Richard Colello and Township Planning Consultant; Judy Stern Goldstein

Reschedule April 26, 2018 Planning Commission Regular meeting:

The Commission agreed by consensus to reschedule the Monday, April 23, 2018 Planning Commission Regular meeting to Tuesday, May 8, 2018 at 7:00pm. The meeting will be held at the Township's temporary facilities off Wells Road in Doylestown, PA.

Bray / Long / Schmidt Tract – Proposed Zoning Amendment / Conditional Use:

Mr. Greg Adelman, Esquire of Kaplin Stewart Attorneys at Law introduced members representing applicant; Toll Brothers as Senior Project Manager; Vito Polsinelli, PMP, Planner; Emily Stewart of Eastern State Engineering Consultants, and Land Acquisition Manager; John Crabtree.

Upon receiving the recent review letters from the Township's consultants, Mr. Adelman reported; most issues are minimal and regarding the consistency among the B4, B15 and B16 uses. Ms. Stern Goldstein responded; the issue was discussed with Ms. Mason and the Township. She then questioned if overall, global issues need to be addressed. Mr. Adelman offered to answer any questions or comments the Commission may have.

Mr. Kelso referenced an issue raised by the Bucks County Planning Commission with not proceeding with the proposed plan as a public improvement overlay district. The plan is not tied well with improvements, due to no formula or guarantee the township will receive what the applicant is promising through the ordinance. This will become an issue if the applicant chooses to place the property for sale.

Typically, the overlay district includes a formula and allows the property owner options through underline zoning. The district also notes a new density and a formula that calculates benefits for townships through a list of public improvements. The applicant has provided a formula, a goal towards density and an offer to the township. The other advantage under the district is to pull away from contract zoning and the plan can be viewed through a broader district beyond the property and apply benefits to other homeowners. The benefits may be identified as a public sewer connection as part of a menu. The district will not eliminate other improvements required as part of the land development process, such as road improvements. However, the downside will be installing a new type of unit and density.

Mr. Adelman questioned if the township will approve anyone coming in with plans by increasing density with the offer of public improvements. Mr. Lowenstein responded; it will depend upon where the overlay district is placed. Mr. Kelso suggested in locating an area along Bristol Road, Upper State Road, Almshouse Road and Lower State Road.

The areas will also encompass R1 and R1A properties. The rural properties will not have direct access to an arterial street. Ms. Mason noted; the biggest properties will be the universities, where Delaware Valley University owns a large amount of land. There is a portion zoned under the R1 district.

Mr. Kelso then suggested if the plan is limited to approximately six acres, a handful of properties that will fall into the use. The homes located along Lower State Road have flood plain limitations. Ms. Mason commented; the information may address the spot zoning concerns and several items will need to be addressed in the ordinance text under the overlay district to evoke. The key under the R1 or R1A district is lot averaging, open space, cluster and a comparison with the overlay district. Ms. Stern Goldstein added; the options for by right should also be considered to receive the overlay options. The improvement menu should also be viewed for a possible difference in value for density under the R1 versus the R1A. She encouraged the applicants to think outside the box in terms of public improvements if the rest are used.

As per Ms. Hendrixson's question, Mr. Adelman explained; the next steps and timeline would include beginning the land development again by drafting a new plan and forwarding to both the Township and Bucks County.

Mr. Kelso noted; the density aspect is tied to the improvements granted by the township. However, the formula will be difficult, but there is an opportunity to create one that will work for the township, the applicant and homeowners. Mr. Adelman requested to provide examples of formulas, such as what is significant to an infrastructure improvement. Mr. Kelso answered; successful formulas, which has no cost involved are X number of feet of sewer lines and tied to specifics. Ms. Mason questioned; how the applicant will consider the benefit to the neighboring area. Ms. Stern Goldstein responded; it will be recorded under the formula and will benefiting the township. The formula will be noted under additional linear feet.

Ms. Stern Goldstein indicated; an easier concept to develop a formula would be the public improvement portion. The township will then review the value of the formula for the other public improvements that could be enacted as part of the overlay. Mr. Lowenstein suggested the formula be recorded under the draft for negotiations.

Upon a discussion regarding examples of public improvements that can be incorporated under a formula, Mr. Crabtree questioned how many units will be impacted by the overlay district. Mr. Kelso indicated; approximately ten units. The first being the University and the remaining as approximately twenty acres.

Mr. Kelso recommended another option be submitted, where a decision regarding the acreage needs to be decided and what qualities. Other decisions to be made are, direct access to an arterial road should be provided, type of units that might be allowed, such as B2, B3, B4, B5, B6, B7 and B9. What type of density is allowed and a formula that is tied to public sewer and how it will operate.

The typical approach is to create a sketch plan with best density. Additionally, note if the area be sufficient use. Mr. Lowenstein suggested to also consider the B16 use and note how it would be consistent to the list. It should also note where it will be allowed along the R1 and R1A areas. Ms. Mason questioned if the B15 use with historic structure can be consider under the overlay district. Ms. Stern Goldstein answered; the B15 use will not be permitted under the overlay district. It would have to be one or the other. However, it's easily corrected by omitting from the use. Ms. Mason questioned if there will be special exceptions. Ms. Stern Goldstein answered; special exception can become messy when dealing with the overlay district. With the overlay district, a conditional use is not required and will be considered by-right.

Upon a discussion regarding considering the Dragger property along Lower State Road as part of the plan, Ms. Stern Goldstein questioned if community collector roads should be considered instead of arterial. Community collector roads are identified as Almshouse, Bristol, Lower State and Upper State Roads. The Commission agreed.

Mr. Adelman indicated before moving forward the applicant will need to have a conceptual discussion with the Board of Supervisors to provide guidance. The applicant prefers the plan submitted. However, there are issues to discuss, such as noted on the Bucks County Planning Commission letter. Especially, the comment to expand the definition of significant. Additionally, considering the different form of zoning and scope of the plan.

Upon a discussion regarding the timeline of submitting the conceptual plan at the April 17, 2018 Board of Supervisors meeting, the applicants agreed to present the conceptual plan at the May 1, 2018 Board of Supervisors Regular meeting. Mr. Adelman requested of list of the Commission's recommendations prior to the presentation.

Upon Ms. Hendrixson's suggestion, the applicants and Commission agreed to schedule a second work session on Friday, April 20, 2018 at 9:00am. With the current plan as the preferred, Mr. Adelman indicated; guidance from the Board is still needed before moving forward to avoid unnecessary, additional work.

For an agenda, Mr. Kelso suggested to have formulas and linear footage developed, prior to the work session.

Adjournment: Hearing no further business, the April 10, 2018 Doylestown Township Planning Commission Work Session was adjourned at 5:50pm