

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

July 22, 2019

The Doylestown Township Planning Commission Regular Meeting was held at 7:00 p.m., Monday, July 22, 2019 at 425 Wells Road, Doylestown, PA 18901. Members of the Doylestown Township Planning Commission in attendance was Chairperson: Judy Hendrixson, Vice Chairman; Gregory Reppa with George Lowenstein, Ted Feldstein and Thomas Kelso. 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. Feldstein the June 24, 2019 Doylestown Township Planning Commission Work Session minutes were approved.

Motion Carried 5 to 0.

Public Comments:

Ashbridge at Furlong f.k.a. Pavilion at Furlong – Continued Discussion

Mr. William E. Benner, Esquire of Benner and Wild referenced a memorandum and attachments noting an updated sketch plan of the proposed, three story option building, amenities, parking and all attributes of the development scheme. The attachments also included an updated preliminary grading plan, off site water and sewer plan and floor plan prepared by the project's architect. The memorandum represents the understanding of the agreement made by the applicant; the Grasso Group pertaining to the Ashbridge at Furlong land development plan.

Mr. Lowenstein questioned; why the suggestion of a right turn off Rogers Road was not mentioned under the memorandum. Mr. Benner answered; all traffic issues, including the right hand turn lane onto Rogers Road would be discussed under a traffic improvement presentation as per the resident's requests to find a resolution with traffic coming onto the site. One option will be to include signage. The memorandum showcases agreements made by the applicant for the sketch plan and doesn't summarize the conditions made by the Planning Commission. Mr. Lowenstein clarified his concern by stating the current traffic on York Road can only flow south and Rogers Road, the flow can only go east. Options should be presented to address the entrance and speeding onto Rogers Road.

Mr. Colello arrived at the meeting at 7:16pm.

Mr. Benner responded; the applicant attempted to provide options to address traffic calming concerns along Rogers Road made by residents. The applicant will adjust the plans as per the Commission's suggestion.

Mr. Colello requested clarification on the three story building and should note a certain amount of feet for grading. Project Architect; Justin Nemshick of PZS Architects, LLC explained; the three story building will be 36 feet to the bottom of the roof structure to keep within the aesthetics of Bucks County and Doylestown. A pitched roof will become 47 feet from the top of roof to finished first floor. Per zoning code, the height will be taken off from the midpoint of the pitch and will bring the height to low 40s. Ms. Stern Goldstein added; the height is not taken from the

first floor, but the mean grade of the building. Mr. Nemshick continued; except for the northern leg, which is recessed into grade, the height will become slightly less.

Ms. Stern Goldstein questioned; if no relief will be requested under the stipulation from what is noted under the current zoning ordinance. Mr. Benner indicated yes. Mr. Colello suggested to note the plans.

Ms. Hendrixson questioned if the 8 feet wide trail can be changed to 10 feet wide. Mr. L. Scott Mill of Van Cleef Engineering Associates answered; 8 feet was deemed acceptable as part of the stipulation. Ms. Hendrixson responded; the township's trail standards are 10 feet wide. Mr. Benner explained; there was never a discussion of the trail along York Road and was set under the original stipulation at 8 feet wide. The 10 foot wide trail may affected the impervious surface in the previous application. Although, impervious is not an issue with the plan, he questioned the need due to the likeness of the trail with minimal pedestrian traffic. Mr. Kelso responded; maintenance vehicles need to utilize the trail and difficult to maneuver on an 8 foot wide trail and may begin losing edges. The extra width is also safer for multiuse trails. Ms. Hendrixson requested the applicant consider widening the trail.

In the form of a MOTION by Mr. Kelso, the Planning Commission use the memorandum submitted by Mr. William Benner, Esquire on behalf of the Ashbridge at Furlong as an outline and forward to the Doylestown Township Board of Supervisors. Further, the Planning Commission endorses the change of use and supports the sketch plan for proposed independent living site except for Item 3A, where the suggestion of the number of units be capped at 124. In addition, the majority of units be single bedrooms with the exception of 12 two bedrooms units.

Mr. Benner took exception to the motion, noting as the plan evolves due to plan changes and the intent to provide flexibility for the builder. To avoid disturbing parking spaces, Mr. Benner suggested to note 80 to 85% of single bedrooms to provide flexibility.

In the form of an AMENDED MOTION by Mr. Kelso, seconded by Mr. Feldstein the Planning Commission use the memorandum submitted by Mr. William Benner, Esquire on behalf of the Grasso Group as an outline for the Doylestown Township Board of Supervisors. Further, the Planning Commission endorses the change of use and supports the sketch plan for proposed independent living site, Ashbridge at Furlong except for Item 3A, where the suggestion of the number of units be capped at 124. In addition, single bedrooms units be constructed at 85%. Item 3B, the three story building be built no higher than fifty (50) feet. Item 3F, the Planning Commission suggest the pedestrian path be widen to ten (10) feet from eight (8) feet. The applicant will be required to submit fully engineered plans as part of the Subdivision Land Development application requirements.

Mr. Lowenstein commented his preference in including the right hand turn onto Rogers Road and speeding issues into to the motion.

MOTION CARRIED 4 to 1 with Mr. Lowenstein abstaining.

Tabor Tract | Preliminary Land Development Plan

G. Michael Carr, Esquire of Eastburn & Gray, P.C. reported four review letters were received and a waiver letter has been submitted for consideration. Prior to reviewing each review letter, Mr. Carr indicated; the applicant will largely comply and address issues to the satisfaction of the Township.

Boucher & James, Inc | July 17, 2019 (Planning Review)

The applicant has submitted text amendment to Zoning ordinance and the plan is currently not going anywhere, unless the C-17 use is permitted for personal care home for senior adults along the C-3 Commercial District.

Area and Dimensional Requirements

Paragraph 2.C, ZO Section 175-23.C(13) – Mr. Carr questioned if the reference to remove the two parking spaces added or a variance will be require. The parking is non-conforming and within the setback and the existing line is at an angle closer to the road than current spaces exist. Mr. Carr indicated; the applicant will like to avoid requiring variances and will locate another location for the two parking spaces.

Environmental Protection Standards

Paragraph 3.C & D, SLDO Section 153-34.C(2) – under the June 28th letter, a partial waiver was requested to disturb more than the permitted number of large trees above the 48 caliber inches. Mr. Carr question if a sample plot be selected to provide a number of trees to be disturbed. Ms. Stern Goldstein answered; a sample plot was provided, but no tree removal calculation for the area was noted. Mr. Carr responded; the applicants will comply. Mr. Stern Goldstein added; the calculations are needed for the field verification.

General Comments

Paragraph 7.C – Mr. Carr reported; for parking calculations under section four, taking the entire site into consideration, there is more than adequate parking provided. In addition, there is not a request to share spaces in order to reduce the amount of parking provided. The parking has been labeled in a way that makes sense but does not add up to the required spaces. As a result, the parking will be re-labeled to show a certain amount of spaces and calculated based upon the requirements. Ms. Stern Goldstein suggested; to organize the compliance chart and note total parking required. There is no need to allocate the parking individually. Mr. Carr responded; the applicants will comply.

The labeled community center does not currently have tenants and may be occupied as an office. Mr. Carr commented; if a community center is built with a use for weekend and evenings to remove some of the impervious surface. However, the intent is not to reduce the amount of parking below what is required and pay for a variance. Ms. Stern Goldstein suggested; remove the shared parking and complete an accumulative total. There are provisions under the parking regulations for the reduction of parking design, where the full design, calculations and storm water management must be shown. A reduction will be permitted once the compliance is shown. Mr. Carr agreed and will comply.

Paragraph 7.D – there are 51 parking spaces proposed within the building and a design plan will be submitted. Ms. Stern Goldstein clarified; the plan should show spaces, dimensions and the driveways with access from point A to B. Mr. Carr added; the parking spaces are design per Americans with Disabilities Act (ADA) requirements, architectural and building codes. The applicants will comply.

Boucher & James, Inc. | July 18, 2019 (Engineering Review)

Mr. Carr indicated the applicants will comply with all comments.

Pennoni & Associates, Inc | July 18, 2019

Mr. Carr commented; Philip W. Wursta of Pennoni & Associates, Inc. is coordinating with the applicant's engineers to address all issues to the satisfaction of the Township. He then questioned; should the plan be viewed anticipating the traffic circles scheduled to be constructed by the Pennsylvania Department of Transportation (Penn Dot). Mr. Kelso suggested; to proceed with the planning process and the township will notify of any changes.

Mr. Kelso commented; if constructions proceeds in installing traffic circles, there will be affect to the trip generation study and may not be necessary. Mr. Carr offered to provide trip generation calculations. Ms. Mason suggested; to have Mr. Wursta meet with Chief A. Logan and the Traffic Advisory Committee to discuss the matter in detail and evaluate all information. Mr. Mill questioned; if a partial waiver should be requested for the trip generation. Ms.

Mason answered; a request for a partial waiver would be beneficial. Ms. Stern Goldstein added; to provide a detailed explanation for the waiver request.

Mr. Carr requested the following waivers ...

- 1) Section 153-12.A – to permit a Preliminary / Final Development plan submission
- 2) Section 153-20.C(10) - from the location of existing features within 400 feet of the site from being shown. The applicants will provide any detail request for items, such as locations of existing wells.
- 3) Section 153-34.B(6)(b) and Section 153-34.c(2) – a partial waiver is requested to provide a listing of all trees scheduled to be removed by using a sample plot. Ms. Stern Goldstein indicated; once the sample plot is determined the waivers can be fine-tuned and may be still required. Mr. Carr agreed.
- 4) Section 153-38.D(10) – waiver is requested to maintain the a flat bottom in keeping with the design standards for rain garden Best Management Practices (BMP).
- 5) Section 153-38.F(3)c – a waiver is requested to use 15" pipes as on storm sewers discharging from the proposed and existing rain gardens that discharge into the existing storm sewers with the same size pipe.

Mr. Carr concluded by requesting the Commission's recommendation without knowing what the traffic study may entail.

Michael Baker International | July 16, 2019

Mr. Carr indicated the applicant will comply with items 1 to provide an ADA curb ramps for all locations where trails and sidewalks intersect roadways. Item 2 to extend the 10' shared use path into the roadway right of way and end at the property line. Item 3 design roundabouts along two intersections at New Britain Road, southbound at Easton Road, New Britain Road and northbound at Easton Road. In addition, at the south end of the shared use path, coordinate a design of the path with a design of the roundabout at New Britain Road and southbound at Easton Road.

For item 4, Mr. Carr indicated; for the request to provide a concrete pedestrian refuge, the applicant will follow the traffic engineer's guidance on how to proceed. Mr. Kelso indicated; at the south side of the site, there is a potential for a refuge along the island. Mr. Mill agreed as long as the truck turns work. The feasibility of the added refuge will be reviewed. Mr. Carr informed; the applicant will comply with the remaining comments.

Mr. Kelso made several suggestions to include, to add concrete bumps along the crosswalk along the truncated area. Ms. Stern Goldstein noted; if the bumps are not installed properly, cracking may occur. Mr. Kelso added; there are pre-casted panels available to consider. For the post and rail, the use of concrete post with pressure treated rails. Mr. Ronald G. Monkres of Gilmore & Associates indicated; on top of the retaining wall near the fire lane, wire meshing will be added to prevent small animals from falling off the wall. As suggested, the proposed rod iron fence will be replaced with post and rail. Ms. Stern Goldstein recommended; the details on how the post and rail is placed with the retaining wall should be noted on the plans. This will avoid spacing issues and may not be a concrete railing, except along a portion of the trail. Mr. Monkres added; details will also be noted on the retaining wall plans.

Mr. Carr noted; loading will be taking place indoors, where the proposed building has a ramp up to the side and will remain. Ms. Stern Goldstein requested to note the loading area for each building.

Mr. Kelso questioned; what type of lighting will be utilized along the roads and will gateway lighting be considered. Mr. Monkres answered; there is currently lighting across the street at the park. He added; thirty (30) classic fixtures

and twenty five (25) modernized shoebox fixtures is consider for the site. Mr. Kelso questioned; what is the existing lighting at the entrance. Mr. Monkres answered; it's assumed none of the existing fixtures will remain. Upon reviewing aerial photos, Ms. Mason indicated; there is a cobra head at the traffic intersection and lighting at the triangle section of the park across the street. Mr. Carr informed; the Callan property is currently under agreement.

Mr. Kelso noted; under Michael Baker's review letter, it's recommended to remove the loop and continue the trail towards the property line. Ms. Stern Goldstein added; a return will also be considered as an option. She then noted; the lot transfer plan needs to be noted as a minor subdivision land development plan due to a piece of land being transferred to the Callan property and for proper labeling. In addition, the plans need to show Mr. Callan is complying by showing what area is left on his property. It can be part of the Tabor plan but recorded as a separate plan sheet and approved at the same time. Mr. Carr indicated; the applicants will comply.

In the form of a motion by Mr. Kelso; seconded by Mr. Lowenstein the Doylestown Township Planning Commission recommends the Doylestown Township Board of Supervisors the Tabor Tract Preliminary | Final Land Development Plan be approved with the understanding, the applicants comply with Boucher & James, Inc review letters of July 17th (Planning), 18th (Engineering) of 2019, Michael Baker International, Inc of July 16, 2019. Further, the Planning Commission is in agreement with waivers requested under the Gilmore & Associates, Inc. letter of June 28, 2019. In addition, the Planning Commission suggested a partial wavier of the traffic study of the Township's police and traffic professionals are in agreement with Amendments

The Planning Commission recommends moving forward with a plan as presented for the intersection of South Eastern and New Britain Roads, unless Penn Dot presents plans for a roundabout.

Mr. Carr suggested to add a condition upon an approval of the lot line change by the Callan Property.

MOTION CARRIED 5 to 0.

Continued Discussion:

Upon Mr. Kelso informing of two cases regarding the prohibition of gas pumps at convenience stores is not consistent with ACT 247 being upheld, he suggested a use be created eliminating the convenience store use under Village Commercial District. This will enable a township not to prohibit a gas and convenience store. Ms. Stern Goldstein noted currently the E10 Service Station Use permits the convenience store use and E1 Retail Shop use permits anything 10,000 square feet or under. She suggested to view the E1 use with and without gas. As an alternative, note the E1 as is and the sale of gas as part of E1 is not permitted within the BC District.

Adjournment:

Hearing no further business, the July 22, 2019 Doylestown Township Planning Commission Regular meeting was adjourned at 8:20pm.