

## **DOYLESTOWN TOWNSHIP PLANNING COMMISSION**

### **Regular Meeting**

**Wednesday, December 15, 2021 at 7 PM  
Community Meeting Room, 425 Wells Road**

### **Meeting Minutes**

The Doylestown Township Planning Commission Regular Meeting was held at 7:00 pm on Wednesday, December 15, 2021. Members of the Doylestown Township Planning Commission in attendance included Judy Hendrixson, Chairman; Gregory Reppa, Vice Chairman; members Tom Kelso and Ted Feldstein. Others in attendance included Judy Stern Goldstein, Planning Consultant, Stephanie Mason, Township Manager, and Jennifer Herring, Board of Supervisors Liaison.

Absent: Jill Macauley, member, and Nancy Santacecilia, Board of Supervisors Liaison

The meeting officially began at 7:02 pm.

#### **Review of Minutes**

On motion of Mr. Kelso and seconded by Mr. Feldstein, the October 25, 2021 minutes were unanimously approved.

#### **Public/Commission Comments/Presentations**

##### **Delaware Valley University Terrain Presentation**

Present at the meeting were John VanLuvanee, representing Delaware Valley University, Randy Barfield, Chief Financial Officer, DelVal University, and a team from Terrain, including David Zeal of Urban Outfitters, and Jen Calliagas, Director of Planning for Terrain. All gave a brief summary of how this partnership came to be, from the closing of the former market to searching for a new tenant, to the introduction of the Terrain concept and a meeting with Township staff in June of 2021. The concept was first presented to the Board of Supervisors in September of 2021 and is now in front of the Planning Commission.

Mr. Barfield described the University's deep roots in agriculture and experiential learning. They believe there is no better partner than Terrain, as they are homegrown and widely known, and would offer opportunities to showcase and support the students, based upon a strategic alliance agreement.

Mr. Zeal added that Terrain is a unique and self-sustaining retail format, with already successful ventures, including others in Devon and Glen Mills, Pennsylvania. He said that they take the strategic alliance agreement very seriously, with plans for everything from curriculum changes to internships and preferential employment, marketing within and outside the facility, food and beverage uses, grow programs, and livestock, etc. The partnership could be a win-win for Terrain and the University. He added that they have also taken a deep look at stormwater and traffic and that these items will be discussed with Township staff during Land Development.

Ms. Jen Calliagas. introduced renderings for the site, which included three different segments; retail, a greenhouse and nurse, and then food and beverage. The retail portion would include plant materials, home goods, and gardening supplies. The café would focus on what is local and seasonal. There is also an event portion that has evolved at other locations because of the beautiful environment, and has included small, boutique style weddings. Other seasonal events could include a fall festival, holiday events, a series of community events, and farm markets, all of which DelVal can contribute to. She added that there could be educational overlaps and workshops, and a lecture series with expert gardeners, all of which already have a parallel with DelVal.

Ms. Calliagas indicated from the renderings that the entire existing site would be utilized, including the Market building, kitchen, wraparound terrace, and greenhouse. The existing parking and access road may need to be increased, and they may need to add square footage to the greenhouse, café, and event space. They would also create an event garden set back from the road and in the hill, to create an intimate setting that would take advantage of the beautiful site lines.

Ms. Herring asked if the nurse was for outdoor dining or just plants.

Ms. Calliagas explained that it is for plants, but that it is adjacent to the outdoor dining, which is primarily interior seating, with some seasonal outdoor seating.

Mr. Reppa asked if they would be applying for a liquor license.

Mr. Zeal replied that liquor is a complement to the event and café piece, which could be BYOB. They would also consider full service or beer and wine only. He added that the event space would be for 100-150 people max, and there would be restricted hours for any outdoor events. He added that they want to structure the space so that the use is defined, and they are ultimately a retailer, not a developer, and wish to utilize creativity in determining the parameters for the use.

Bruce DeChillo of 4 Valley Circle asked if any bicycle parking would be added.

Mr. Zeal said this would absolutely be considered, in addition to electric vehicle support. They are committed to incorporating the current plans for bike paths and additional connectivity to better serve the area.

Phil McDonald of 6 Garden Path asked what the dimensions would be for the parking lot on the right side of the plan.

Ms. Calliagas stated that it would include 31 spaces.

Mr. Zeal added that during land development they wish to propose an ancillary parking area with valet service, and do not wish to have a sea of parking or pavement. They wish to make the parking as minimal as possible within the Code requirements, with low lighting and a non-retail feel.

Mr. McDonald (6 Garden Path) asked if there was a time limit or curfew for events.

Mr. Zeal answered that there is, with restrictions on music as well.

Mr. Kelso commented that the Planning Commission is looking at this as a sketch plan. He added that this is a good opportunity to add a specific bike access area, as this is the intersection of four major trails.

Mr. Zeal said this would be seen on a future plan, and they will do the research to determine best access.

Ms. Hendrixson added that they make the spot more defined rather than just a parking lot.

Mr. Kelso made a point that in regard to stormwater, this is a good opportunity to do a recaptured use.

Mr. Zeal agreed, saying that this fits into what DelVal is already doing.

Mr. Reppa commented that he generally liked the site layout but thought a gravel lot and parking behind the existing facility would be better, with the banquet space buffered from the street.

Mr. Zeal said they would look at that option and will maintain a thoughtful approach to land development. They do not want any road parking or overflow in neighborhoods. They would also aim to designate a particular area for overflow parking.

Ms. Hendrixson mentioned that with proximity to the train station, pedestrian access points are very important.

Tara Wigginton of 49 Magnolia Court commented that they miss the market and applaud the university for finding a perfect fit with Terrain. It would be a great advantage to students and the community. She asked what the game plan is as far as a timeline.

Mr. Zeal replied that it comes down to having those land development conversations. He believes they would finalize documentation and be back in front of the planning commission shortly after the holidays with a site plan. The ultimate goal, with approval, would be to open one year from Mother's Day, 2022.

Bill Hanna of 8 Garden Path added that they were also disappointed when the market shut down and believes this is a fantastic option. They are very supportive of this project.

### **Items Scheduled for Discussion**

#### **Draft Ordinance Amendment to C-2 School Use**

Ms. Mason explained that after the last meeting with Terrain, they began talking to the Township solicitor and looking at possible amendments to the zoning ordinance that would better incorporate and accommodate this type of use at the University.

Ms. Goldstein gave an overview of the current C-2 school use and explained that it is very general and geared more towards K-12 schools. In order to address the unique needs of colleges and universities, several amendments are proposed. The draft ordinance would include things like dorms, classrooms, theaters, auditoriums, gyms, retail spaces, food service, places of worship, etc. It would also account for ancillary uses by an entity other than the university. She went on to list square footage requirements, hours of operation, services allowed, parking needs, and other requirements based on the ancillary uses.

Ms. Mason added that the only outstanding question involves the use of music, such as for a ceremony, in the outdoor event space.

Mr. Zeal suggested that there could potentially be music but no amplification. He said this would be addressed and he does not see it as a challenge.

Ms. Hendrixson suggested a decibel level be set.

Ms. Mason explained that this would be very difficult from an enforcement standpoint. She suggested that the ordinance specify that no amplification be permitted outside.

There was a discussion of what types of events would include music and how it might be used within the space. It was determined that it would be best to drop "music" from the ordinance and say that outdoor amplification is not permitted.

Mr. Zeal explained that they want the parameters set to also manage their team and will make a commitment to the Township to agree to the ordinance however it is written.

Ms. Hendrixson raised the question of adjusting hours of operation with bicyclists in mind.

Mr. Zeal said this is a consideration and that the end times were of more concern.

Ms. Goldstein suggested a start time of 7 am, and Mr. Zeal agreed.

Mr. Kelso commented that the operating hours varied, and this seemed arbitrary.

Mr. Zeal replied that the hours are not arbitrary at all and that the varying times are driven by weekend events, and the programming of the space as a whole.

There was a discussion regarding the wording used in the draft ordinance concerning "use" and uses" and "ownership." It was suggested that this is more of a lease/hold agreement rather than an "ownership" by another entity.

Ms. Mason said the terminology could be clarified with the Township solicitor.

Mr. Kelso added that this use in this location makes sense, but the ordinance needs to be applied to elsewhere on the University property.

There was a discussion concerning what "substantial" means in regard to the horticulture piece within the ordinance. Ms. Goldstein added that there is no limit on the horticulture portion. Mr. Zeal commented that it is hard to quantify as a percentage because it changes seasonally. Horticulture is already a huge piece of their retail.

Mr. Kelso asked about the incorporation of the students and training.

Ms. Mason said there would be a review of the agreement demonstrating the benefit to students and staff. She suggested it be ready during Land Development.

Mr. Zeal agreed, saying it is pretty close to being signature ready now.

Mr. Kelso asked what setbacks and buffers apply here.

Ms. Goldstein said the same school use requirements apply.

There were a discussion of the ancillary uses as defined by the plan. It was decided that the 5 acres in use can be delineated by a table or list of each use in each area.

Mr. Zeal added that the 5 acres does not include parking and stormwater.

Mr. Kelso added that the original ordinance did not come close to what the market ended up being. They want this ordinance to be flexible enough to deal with changing markets, new challenges, etc.

Mr. Zeal said they are well-versed in what works in this concept, and are comfortable with the proposal, but want to be sure not to restrict themselves for future opportunities.

Mr. Kelso made a motion to recommend approval of the proposed zoning ordinance amendments to the Board of Supervisors with the suggestions previously noted (i.e., sound amplification, use of ownership terminology, further defining “substantial” and adjustments to hours of operation).

The motion was seconded by Mr. Feldstein. Motion carried 4-0.

**Plans Scheduled for Discussion**

N/A

**Sketch Plans Scheduled for Discussion**

N/A

**Adjournment**

With no other business or comments, the meeting adjourned at 8:58 pm.

Respectfully submitted,  
Kaitlyn Finley, Township Code Secretary