

DOYLESTOWN TOWNSHIP PLANNING COMMISSION

Regular Meeting

Monday, February 28, 2022 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 Monday, February 28, 2022. Members of the Doylestown Township Planning Commission in attendance included Judy Hendrixson, Chairman; members Tom Kelso, Ted Feldstein, and Jill Macauley. Others in attendance included Judy Goldstein, Planning Consultant, and Jennifer Herring, Board of Supervisors Liaison.

Not in attendance: Greg Reppa, Vice Chairman; Stephanie Mason, Township Manager

The meeting officially began at 7:02 pm.

Review of Minutes

On motion of Mr. Feldstein and seconded by Ms. Macauley, the January 24, 2022 minutes were unanimously approved.

Public/Commission Comments/Presentations

None.

Plans Scheduled for Discussion

N/A

Items Scheduled for Discussion

Zoning Ordinance Amendment Regulations Related to School (C-2)

Ms. Hendrixson opened the discussion regarding the zoning ordinance amendment and reminded the group that it will be considered by the Board of Supervisors at their meeting on March 15th.

Ms. Goldstein summarized the changes that have been made to the ordinance. These included: Adjusting wording to say, "an entity other than the college or university", as agreed upon by the attorneys; a change in operating hours as recommended by the Planning Commission; and that outdoor sound amplification of music is not permitted. Ms. Goldstein emphasized that these were all subtle changes.

Mr. Kelso asked if there were any definitional changes as previously discussed.

Ms. Goldstein replied that there were not, but that these changes were agreed to by the Township solicitor.

Mr. Kelso added that he is concerned that this opens the door for the University to operate a similar entity on other properties that they own. He suggested that this use should have been done as conditional.

Ms. Hendrixson explained that this was discussed in terms of uses like bookstores, that could potentially be operated by someone other than the college or university.

Ms. Macauley asked what the concern is regarding the wording.

Mr. Kelso suggested that an issue could arise if the University were to sell off a piece of their land with this type of use.

Ms. Goldstein clarified that this use is only for this zoning district, and the University only has this option because it's on the property to start with. Further, if they no longer own the property, that will allow them to reestablish a new use under this ordinance anywhere they wanted to on the university grounds. It is also subject to the Township agreeing to a memorandum of understanding.

Mr. Kelso reiterated that it should have been noted as a conditional use.

Ms. Goldstein explained that the permitted use is ancillary to a college or university. In this case, an Agreement will be presented by DelVal when they apply for this use to the Township.

Mr. Kelso asked what controls this agreement.

Ms. Goldstein clarified that a cooperation agreement between the University and the entity would be submitted to the Township for review and would have to meet certain criteria.

Mr. Kelso suggested that they could submit an agreement and that as long as they meet those requirements, the Township can't disprove it. It establishes a use by right.

Ms. Goldstein added that that agreement would have to say clearly how the use benefits students and staff.

Mr. Kelso made a motion that the Planning Commission recommend the Zoning Ordinance amendment to the Board of Supervisors as revised. Mr. Feldstein seconded. Motion carried 4-0.

Sketch Plans scheduled for Discussion

N/A

Mr. Kelso asked if any sketch plans had been received by the Township.

Ms. Goldstein said that a sketch plan was received for 95 Rickert Road under a Professional Service review for a minor subdivision however, it is need of variances. The applicant will seek relief from the ZHB. There has also been an informal discussion regarding a potential plan coming in for 33 Neill Drive.

Ms. Hendrixson brought up a topic from a previous Planning Commission meeting regarding environmental/sustainable practices to be proposed for developers. She asked whether the Planning Commission could come up with a list of resources for developers similar to those of other municipalities, one that could promote partnerships with other government agencies, PECO and other utilities that would be mutually beneficial.

Mr. Kelso suggested asking for a type of energy "audit" as part of SALDO, even though there is still the problem of enforcement. Still, credit can be offered for utilizing certain practices. He suggested that the

county property on Almshouse Road could be a good opportunity. This could be perhaps be done at the sketch plan phase.

Ms. Macauley asked how this could be applied.

Ms. Hendrixson replied that it would be applied to a density bonus, since things like water and sewer already exist in this area.

Ms. Macauley suggested that the Planning Commission make a push for greener, more sustainable practices with some of the newer, smaller developers, and that this could raise the game going forward.

Ms. Hendrixson added that smaller projects would be good and more manageable, with the benefit of higher resale in the future.

Ms. Macauley replied that there would be an indirect good, rather than rebates, etc., that could have a greater collective influence.

Ms. Goldstein suggested that there are still properties expected to come in for building permits etc., where these greener practices can still be applied. She added that the Greenpoint ordinance is not much of an incentive, but that developers who want to employ these practices will do them anyway.

Ms. Hendrixson reiterated that she would really like to see the Planning Commission promote this going forward.

Ms. Goldstein added that this is a practical question to broach during subdivision and land development. Further, there is also access to some of this information already, for example, in the adopted *Ready for 100* Resolution.

Ms. Herring added that the EAC may have a list of resources available already.

Ms. Goldstein agreed saying that the EAC has done of lot of research on these items already, and that she can speak to Stephanie about compiling them for the Planning Commission.

Adjournment

With no other business, the meeting adjourned at 7:42 p.m.

Respectfully submitted,

Kaitlyn Finley
Office Manager, Code Enforcement