

## **DOYLESTOWN TOWNSHIP PLANNING COMMISSION**

### **Regular Meeting**

**Monday, April 28, 2025 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, April 28, 2025. Members of the Doylestown Township Planning Commission in attendance included Michael Kracht, Vice Chairman; members Tom Kelso, Robert Repko, and Jill Macauley. Others in attendance included Stacy Yoder, Gilmore & Associates; Dan Wood, Board of Supervisors Liaison and Stephanie J. Mason, Township Manager.

Not present at the meeting was Chairman Judy Hendrixson.

The meeting officially began at 7:00 pm.

### **Public/Commission Comments**

None.

### **Review of Minutes**

On a motion by Mr. Kelso, seconded by Mr. Repko, the March 24, 2025 minutes were unanimously approved.

### **Presentation**

N/A

### **Land Development**

#### **Sandy Ridge LLC – Sketch Plan**

Present on behalf of the applicant was Kellie McGowan, attorney, and Scott Mill and Sam Constanzo from VanCleeef Engineering. They presented a proposed sketch plan for 925 Sandy Ridge Road that includes a by right 8 lot cluster subdivision. There was a previously approved subdivision plan for this property that included 5 or six lots, but it was never recorded. The proposed plan shows a cul-de-sac for access to 7 lots and one lot with a driveway on Sandy Ridge. There is also a pond at the rear of the property which would be proposed open space. There is also a bike and hike path proposed on the Sandy Ridge Road frontage.

Mr. Costanzo pointed out that the prior plan had no sidewalks, where as this one shows sidewalks on one side and a 20-foot cartway. In addition, these lots would be connected to both public water and public sewer. There is a potential for variances needed in order to connect to these utilities, as required easements may have impact on lot area requirements.

Ms. McGowan added that it is up to the Township if they wish to take dedication of the open space.

Mr. Repko asked about the pond on the property, its history and the plan for its maintenance.

The pond has not yet been investigated, but it is expected that if the Township does not take dedication of that as open space, it would be the responsibility of the HOA. The HOA would also be responsible for snow plowing and stormwater facilities.

Mr. Kelso asked if any other options were considered besides single-family cluster.

Mr. Constanzo said the goal was to see a potential for an increase in lots within the ordinance, and with the availability of public utilities, the cluster option presented itself.

Mr. Mill noted that other uses require a larger tract minimum.

Mr. Kelso raised the question of the utility of the proposed open space to the community and noted that it might be preferable if the open space was on Sandy Ridge Road.

Darby Birenbaum of 15 Twin Oaks Drive asked for clarification on what is meant by a cluster option.

Ms. McGowan answered that it is a grouping of single-family homes on somewhat smaller lots, about 10,000 square feet as opposed to 40,000.

Amy O'Neill of 990 Sandy Ridge Road noted that they see more wildlife now due to the development on Foxtail Lane. She asked what is required in order to move forward with this plan.

Mr. Kracht replied that the proposed plan is in compliance and is permitted with regard to lot size.

Steve McComas of 7 Sterling Crest Court asked that the property be cleaned up prior to moving forward with development. It is currently an eyesore with lots of garbage and potential for rodents.

Ms. Mason said that the Code Enforcement office can work on this. It may be difficult reaching a contact because the property was in foreclosure.

Ms. McGowan said to please contact her, and she would address this with the property owner.

Rachel Stein of 35 Sterling Crest Court noted that behind her property there is a privacy fence that is falling down and some dead trees that could be a hazard. She also noted that people had been living on the property despite the Township saying no one should be. She asked about the old plan for 6 lots.

Ms. McGowan said the previous plan was not recorded and they are using it only as a point of reference.

Andrew Smith of 912 Sandy Ridge Road asked if there would be an impact on his well, particularly with the pond on the property, and any impact to current residents.

Ms. McGowan said they have not done studies on the pond yet, but that the proposal is for public water, so there should be no impact to the wells of current residents in the area.

Kevin Evans from 33 Sterling Crest Court noted that there is an issue with flooding behind his property and his neighbor's.

Mr. Constanzo responded that there is currently no stormwater management on the property and a lot of existing impervious. With the reduction in impervious coverage and the addition of stormwater facilities, these issues should be resolved.

Bruce Roberts of 12 Sterling Crest Court asked for clarification as far as the potential for public water and sewer. He noted issues with water pressure and water supply and worries this could exacerbate the problem.

Mr. Constanzo said that the proposal is to loop the water, instead of having a dead end. This should improve water pressure issues, and they will follow the lead of the Municipal Authority on that.

Mr. Roberts asked for clarification on the pathway as well.

Ms. McGowan said it would run from the pathway at the Mennonite church to just past Oak Leaf Lane.

Liz Smith of 912 Sandy Ridge Road asked if all of the traffic would come out on Sandy Ridge Road.

Mr. Mill said that the access would be off Sandy Ridge Road, about 180 feet to the northeast of Oak Leaf Lane, which will put it in compliance with the ordinance.

Georgian Karpovich of 892 Sandy Ridge Road noted that there is a lot of fast-moving traffic on Sandy Ridge Road already, and that there could be potential for problems at Sandy Ridge and Oak Leaf Lane.

Ms. O'Neill pointed out that the access is directly in front of someone's property and the headlights would be going into his front window.

Ms. McGowan said that the location of the road will be subject to traffic engineering and requires more information. A detailed engineering plan will be brought back with more detail and that will be taken into consideration.

Mr. Repko suggested the possibility of moving the access down toward Oak Leaf Lane.

Ms. Smith said that this is right by her driveway and that would make it impossible to get out.

Ms. Mason noted that in the sketch plan stage, it is a good opportunity to review suggestions and consider other possibilities. She added that a four way stop over a traffic light could be an option.

Mr. Constanzo asked the Planning Commission if there were any different uses that they would like the applicant to investigate.

Mr. Kelso noted that there is a need for more open space at that area of the Township.

### **Doylestown Hill**

Speaking on behalf of the applicant were Sam Constanzo and Scott Mill of Van Cleef Engineering. There was a brief summary of the history of this project and previous discussions with the Planning

Commission. The main issue at the site is Snyder Road which runs through the center of the site. They are back before the Planning Commission after meeting with PennDOT, the Township and consultants. They are now looking at it as a planned residential community with no road, just a driveway, that would run through the site and connect to the neighboring Catz property allowing them continued use. All units on the site meet lot area and dimensional requirements. There is also potential for closing off the ramp to the bypass and keeping it for emergency access only.

There was a discussion over whether to keep the bypass ramp and how closing it or changing access at this site would impact the neighboring Catz property.

Mr. Kelso noted previous discussions about the Edison Village Comp Plan and wanted to stay consistent with that. That plan proposes an access road somewhere between this site and the quarry.

Mr. Kracht then asked why a traffic study had not yet been done. It could have provided an analysis to help in seeing an overall view.

Ms. Mason noted that this was a condition of the Zoning Hearing Board decision already received.

Mr. Constanzo said that they started to pursue the driveway route, and that discussions with PennDOT have occurred. He added that with this plan, fewer waiver requests would be needed.

Mr. Kelso suggested that at minimum, they need to show some consistency with the village comp plan.

Mr. Costanzo added that the applicant would like to go before the Board of Supervisors with the plan.

Mr. Kracht asked the Planning Commission if they generally support the new layout.

Mr. Repko said that he is not opposed to what is proposed.

Mr. Kelso said that he does not like the idea of connecting to the ramp.

Ms. Macauley said that she has no major concerns over how it is laid out.

Mr. Wood appreciates that Ms. Mason and Mr. Kelso brought up the Edison Village plan.

No action was taken.

#### **Doylestown Hill Planning Module**

No action was taken.

#### **Adjournment**

ON a motion by Mr. Repko, seconded by Ms. Macauley, the meeting adjourned at 8:57pm.

Respectfully submitted,

Kaitlyn Finley  
Office Manager, Code Enforcement