

**DOYLESTOWN TOWNSHIP PLANNING COMMISSION**

**Regular Meeting**

**Tuesday, May 27, 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 Tuesday, May 27, 2025. Members of the Doylestown Township Planning Commission in attendance included Judy Hendrixson, Chairman; Michael Kracht, Vice Chairman; members Tom Kelso and Robert Repko. Others in attendance included Judy Stern Goldstein, Gilmore & Associates; Dan Wood, Board of Supervisors Liaison and Stephanie J. Mason, Township Manager.

Not present at the meeting was member, Jill Macauley.

The meeting officially began at 7:02 pm.

**Public/Commission Comments**

None.

**Review of Minutes**

On a motion by Mr. Kracht, seconded by Mr. Repko, the April 28, 2025 minutes were unanimously approved.

**Presentation**

N/A

**Land Development**

**Barn Plaza Theater Redevelopment – Preliminary/Final Land Development Plan**

The representatives were attorney Greg Adelman and Engineer Brian Conlon as well as the applicant was present. The applicant was last before the Planning Commission with an informal presentation. There has since been an on-site visit, and they are now presenting a fully engineered plan. Review letters have been received, and all items will comply according to Mr. Conlon. Or they will be addressed.

Mr. Conlon provided an overview of the site, which presents three buildings in the location of the former Barn Cinema, totaling approximately 41,000 square feet, which is slightly less than the movie theater. There will be a mix of retail and restaurants, some new pedestrian connections, including a 10-foot-wide multi-use trail running along the frontage of the property from Dunkin Donuts north. There will also be a new right in, right out access at the north end of the site. Two of the buildings will have a drive-through and outdoor seating areas, and service areas will be at the rear of the property. A stormwater management island is proposed as well. Walkways, planters and benches will be spread throughout the site.

Mr. Repko wished to discuss the location of the dumpster/refuse area with regard to the northern most building, building D, where employees would have to cross the queue line for the drive-through.

Ms. Goldstein added that this was noted in the Gilmore review letter and could also leave potential for employees stacking refuse elsewhere closer to the building.

Mr. Conlon noted that this set up is not uncommon and added that there would be crosswalks and pavement markings for safety.

Mr. Repko suggested that this is a legitimate safety risk and said that there should be a way to slow down the queue line.

Mr. Conlon noted that additional safety components would be looked at.

Ms. Hendrixson asked if it was considered that the service area faced 611.

Mr. Conlon said no that they want these areas as much to the back of the property as possible.

Mr. Kracht asked if there was a plan to improve the perimeter of the property and noted a chain link fence at the creek edge of the property.

Mr. Conlon expressed that the owner wishes to replace the fence. He then noted that some trees would be taken down on the site, but that they would be meeting all requirements for replacing those trees.

Ms. Hendrixson questioned if the trail along the frontage will be ten feet going the entire length.

Mr. Conlon said yes, wherever possible, though it may go to 8 feet in some places due to existing conditions.

Ms. Hendrixson asked if there would be any further link between this site and the Wholefoods site.

Mr. Conlon said that there is not expected to be anything further than what is shown on the plan. The main intersection between the sites is still being discussed. He added that some landscaping will be added along the Honeygrow and at the back of the property.

There was a discussion about running a sidewalk from the Honeygrow along the back of this property as noted in review letters. However, the applicant does not feel that access is necessary to that part of the property and that the area is best used for stormwater facilities.

Mr. Kracht questioned the Township oversight going forward, with regard to trees and landscaping.

Ms. Goldstein replied that if these items are written into the land development agreement, then they would need to be maintained in perpetuity.

Mr. Conlon added that they are currently preparing the state and Department of Transportation applications.

Ms. Hendrixson opened the discussion to comments from the public.

Helen Beck from 201 Eagle Lane asked for the height of the new buildings, and asked when demolition would begin.

Mr. Conlon said the buildings would be one level, approximately 25 feet. And with permits, theater demo would be anticipated in October.

Janice Solkov from 206 Eagle Lane asked about the flow of traffic heading south and how they would access the site.

Mr. Conlon said they would go to the current signal at the main intersection on 611.

Della Ashton from 80 Duane Road questioned the sewer connection and expressed concern that they are at capacity already. She also noted that the Neshaminy floods there and this should be taken into consideration.

Mr. Conlon said that they will work with Bucks County Water and Sewer and DEP and follow all procedures and planning modules. There is also subsurface stormwater facilities planned to manage the water on the property.

Ms. Hendrixson added that the Township engineer's review aims to ensure that stormwater is managed solely within their site.

Ms. Mason also noted that they will have to meet the Conservation District and DEP requirements. She will also point out to the Township engineer that the neighbors experience flooding behind the site and will ask that he double checks the calculations.

Mr. Kelso asked for clarification as to whether the applicant agrees to the comments of the traffic engineer.

Mr. Adelman said they agree to address all comments, though they don't believe this will impact the overall assessment of the site in the end. They will ensure that all parties are satisfied.

Mr. Kelso asked if a site meeting had been held with PennDOT.

Mr. Conlon said that yes, a scoping meeting was held, and they are preparing the Highway Occupancy plans for PennDOT.

Mr. Kelso asked for the applicant's intention for tonight.

Mr. Adelman said that they are seeking a recommendation for preliminary/final approval. He added that any recommendation from PennDOT would likely not change the site, only signal timing on 611.

There was a second discussion of adding sidewalks from Honeygrow, but the applicant does not believe it is necessary to flow pedestrian traffic at that area. The back parking lots will be used mostly for employee parking. They can look to add some bench seating in this area.

Mr. Repko asked if the access to trash facilities be revisited for Building D.

Mr. Adelman replied that the sidewalk connection could be moved slightly, and they can consider bollards, and will add markings, but they don't anticipate pedestrian crossing at any blind turns. They will discuss it with the consultants to find the perfect solution.

Ms. Goldstein asked if the dumpster areas were sized large enough for trash and recycling.

Mr. Conlon replied yes, and said they met with trash haulers for this project for that reason.

Mr. Kelso made a motion to recommend to the Board of Supervisors that they grant preliminary/final approval for the Barn Plaza Theater Redevelopment with the understanding that the applicant has agreed to address all of the issues in the recent Baker, Pennoni and Gilmore review letters, and further that the applicant has agreed to review the location of the access to trash areas behind Building D to ensure safety of employees crossing the queue line to dispose of refuse. Mr. Repko seconded the motion. Motion passed 4-0.

#### **Barn Plaza Theater Redevelopment – Planning Module**

The Planning Commission acknowledged receipt of the post card waiver from the applicant. However, It was discussed that PA DEP most likely will require full blown planning and that further comment will come when the planning module is submitted for review.

#### **Adjournment**

With no other business, the meeting adjourned at 7:52pm.

Respectfully submitted,

Kaitlyn Finley  
Office Manager, Code Enforcement