

DOYLESTOWN TOWNSHIP PLANNING COMMISSION

Regular Meeting

Monday, August 25, 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, August 25, 2025. Members of the Doylestown Township Planning Commission in attendance included Judy Hendrixson, Chairman; Michael Kracht, Vice Chairman; members Jill Macauley 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 Tom Kelso.

The meeting officially began at 7:00 pm.

Public/Commission Comments

None.

Review of Minutes

On a motion by Mr. Kracht, seconded by Ms. Macauley, the July 28, 2025 minutes were unanimously approved.

Presentation

N/A

Land Development

33 Neill Drive (Meister) Preliminary Land Development Plan

Present on behalf of the applicant were Ed Murphy and Kevin Reilly from County Builders. The plan presented has been changed and revised over the years and is now consistent with the text amendment, professional staff review letters, and discussions with Township staff.

Ms. Hendrixson requested that they go through the waiver requests.

Mr. Reilly summarized five waiver requests. These involved plan submissions, including a plan with survey features within a certain distance of the property, the cul-de-sac on the property, the 90 degree turn to access the property, and a partial waiver regarding woodland preservation. Mr. Reilly added that the new plan also includes new community amenities in the center island of the property, as discussed previously with the Planning Commission.

Mr. Kracht asked for clarification of the Gilmore review letter.

Ms. Goldstein noted that the applicant said they would comply with that letter. Mr. Reilly agreed.

Mr. Kracht noted that the left off Ferry Road is not satisfactory currently. He asked if the applicant was willing to make improvements there.

Mr. Reilly said that they have submitted applications for HOP permits to PennDOT, along with their traffic study. He noted that the Township's traffic engineer told them that the current signal functions as best it can, but that it requires occasional updates on timing. It is not yet known if PennDOT will warrant or allow changes to the signal.

Mr. Murphy added that they will do whatever PennDOT warrants and allows.

Barbara Sands of 150 Tedwill Road asked about the number of homes.

Mr. Reilly replied that there will be 23 homes.

Ms. Sands added that the exit from the development could make traffic there worse. She noted that it needs a turn signal, and said that people often cut through Tedwill to get to 313 despite it being posted that it is not a cut through.

Ms. Hendrixson clarified that this decision is up to PennDOT, should they warrant it. The applicant will do what needs to be done to make it work.

Mr. Kracht made a motion that the Planning Commission recommend to the Board of Supervisors that the requested waivers be granted as articulated in the letter dated August 5th. Mr. Repko seconded. Motion passed 4-0.

Mr. Kracht made a motion to recommend preliminary approval to the Board of Supervisors conditional upon the applicant's willingness to comply with review letters and on the condition of putting in a right turn signal on 313 if PennDOT warrants and permits it. Ms. Macauley seconded. Motion passed 4-0.

33 Neill Drive (Meister) Planning Module

Mr. Kracht made a motion to recommend moving forward with the planning module. Mr. Repko seconded. Motion passed 4-0.

Other Business

Mapping / SALDO Update

Ms. Hendrixson noted a discussion at bike and hike about updating mapping, and wanted to ensure that their update is included in SALDO.

Ms. Goldstein said that SALDO refers to a specific map, but that as long as the map is referred to by the same name, then it will be okay.

A gentleman from Mahogany Court asked about the plans for 651 Shady Retreat Road, previously before the Planning Commission.

Ms. Mason provided an update regarding the plan, which had been before the Planning Commission in June and July. They presented a sketch plan and have not received any approvals yet. Next they will likely be going before the Zoning Hearing Board to seek relief for a few items. Notices will be sent to neighbors within 500 feet when that happens. Ms. Mason suggested the gentleman come into the Township to review the plan.

Adjournment

With no other business, the meeting adjourned at 7:24 pm.

Respectfully submitted,

Kaitlyn Finley
Office Manager, Code Enforcement