

DOYLESTOWN TOWNSHIP PLANNING COMMISSION

Regular Meeting

Monday, July 27, 2026 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, July 27, 2026. Members of the Doylestown Township Planning Commission in attendance included Judy Hendrixson, Chairman; Michael Kracht, Vice Chairman, and members Tom Kelso, and Robert Repko. Others in attendance included Judy Stern Goldstein, Planning Consultant, Gilmore & Associates; Barbara Lyons, Board of Supervisors Liaison; and Stephanie Mason, Township Manager.

Not in attendance was member Amy Kaminski.

The meeting officially began at 7:00 pm.

Public/Commission Comments

None.

Review of Minutes

On a motion by Mr. Repko, seconded by Mr. Kelso, the June 22, 2026 minutes were unanimously approved.

Land Development

Doylestown Country Club – Minor Final Subdivision – TP# 09-009-088

Present on behalf of the applicant was attorney Dan Lyons. Also present was engineer Jeffrey Brown from VanCleaf Engineering. The applicant appeared before the Planning Commission in June and is now back with a revised plan for a minor subdivision on the East Road side of the Country Club property. The parcel is approximately 22 acres, and the goal is to subdivide it into two parcels, one 17 acres, and the other 5 acres. The applicant has since received an additional set of review letters.

Mr. Lyons noted three items from the Gilmore review letter dated July 21, 2026. These pertain to consistency with the comprehensive plan, use regulations (Section ZO 175-37.A), and landscaping and buffer requirements (ZO Section 175-21.A; SALDO Section 153-34.B(2)(a); SALDO Section 153-34.B.(3); and SALDO Section 153-35). All items are will comply or acknowledged.

Ms. Goldstein noted a conversation with Scott Mill, where there was agreement on what will be noted on the plan.

Mr. Lyons said that they are before the Planning Commission seeking preliminary/final approval.

Mr. Kelso asked if there was a note on the plan about consolidating lot 2 with the remaining country club property. Mr. Lyons replied that yes, there is.

Mr. Kracht expressed concern over the subsequent property owner coming in for a building permit for a single-family dwelling and asked if the notes as they exist today would be sufficiently clear for staff as far as their obligation is.

Ms. Goldstein said that upon Board of Supervisors approval, the Township solicitor would have it all detailed in the subdivision agreement. A single home would not need to come back before the Planning Commission, as it would be handled by staff via permitting.

Mr. Lyons added that they would give the plans and subdivision agreement to the new buyer, and that it will also be recorded, so that it will show during a title search.

Mr. Kelso made a motion to recommend to the Board of Supervisors preliminary/final approval of the Doylestown Country Club subdivision plan as revised. Mr. Kracht seconded. Motion passed 3-0-1, with Mr. Repko abstaining.

Other Business

Ms. Hendrixson informed the group of a meeting with Bucks County representatives regarding their property on Almshouse Road, which she, Ms. Mason, and Mr. Kracht, Ms. Herring attended. She said that they are slowly moving forward with some concept planning and site analysis. The demo of the old nursing home has been completed, and a grant has been received to move the facilities from Building J over to Building L. The plan is to expand upon Grundy Hall and add some additional housing. They are exploring options for a text amendment or an overlay.

Ms. Mason added that they have a grant to build a “Grundy II” as this type of housing is in very high demand. She explained that the old plans for Grundy refer to a senior nursing home, which is not really what it is anymore, so that will need to be dealt with down the road, as independent senior living is not permitted, but it could also be an expansion of an existing nonconformity.

Mr. Kelso noted that the traffic concerns will be the biggest issue that comes before the Planning Commission. It was explained that the County is working on a concept plan for the traffic/safety and addressing the current conditions of the intersection with Almshouse.

Ms. Hendrixson said that they urged the County to start that process sooner rather than later, because it will very much influence the project.

It was noted that as this proposed project it evolves it will come before the Planning Commission. However, it still may be some time before that occurs.

Adjournment

With no other business, the meeting adjourned at 7:17 pm.

Respectfully submitted,

Kaitlyn Finley
Office Manager, Code Enforcement