

Minutes from the
DOYLESTOWN TOWNSHIP PLANNING COMMISSION
Regular Meeting
May 23, 2011

The Doylestown Township Planning Commission Regular Meeting was held at 7:00 p.m., Monday, May 23, 2011 in the Doylestown Township Municipal Building, 425 Wells Road, Doylestown, PA. Members of the Planning Commission in attendance included: Vice Chairman; Judy Hendrixson, Edward Redfield, Thomas Kelso and Kenneth L. Snyder. Also present: Township Manager; Ms. Stephanie J. Mason and Planning Consultant; Ms. Judy Stern Goldstein

Absent: Chairman; George Lowenstein and Board of Supervisor Liaison; Richard F. Colello

Review of Minutes:

In a form of a motion, by Mr. Kelso, seconded by Mr. Snyder the April 25, 2011 Planning Commission Regular Meeting minutes were approved.

Motion carried 3 to 1, with Mr. Redfield abstaining due to his absence.

Public Comments: None

Nejad Property Zoning Change – C1 District of Use from Residential to Commercial

Nejad Oriental Rugs Owner; Ali Nejad thanked the commission for their continued leadership and requested approval to change use of two parcels located at 1835 and 1845 South Easton Road to commercial C1 District use as per zoning ordinance §175:1(5).

Ms. Mason explained the property's overlay was previously used as a residential dwelling with a total of 10 acres for both properties. In the case with Mr. Nejad's property, currently the home is zoned for residential use. However, the surrounding property is zoned commercial. With this, only a zoning permit along with a presentation of the property's existing use is required, as per the C1 and C3 Districts. The district use does not require the applicant to present a land development plan unless a major expansion is scheduled.

To support his request, Mr. Nejad indicated the home on the property will only be used as a model to showcase interior decoration designs to clients on an appointment basis. The parking will be limited and is only to accommodate 4 to 5 spaces for customers and a staff of two. There are no plans for significant changes.

In the form of a motion by Mr. Kelso, seconded by Mr. Snyder the Doylestown Township Planning Commission recommends the Doylestown Township Board of Supervisors authorize the issuance of a zoning permit to change use from residential to C1 District commercial for Mr. Ali Nejad's property located at 1835 and 1845 South Easton Road.

Motion carried 4 to 0.

Farm Shop / Vineyard Use in Residential Area – Discussion

Director of Code Enforcement; Sinclair Salisbury requested the commission consider establishing a new use to the Vineyard Use Ordinance §175:16 in the form of an Agriculture Entertainment use. Currently any farms wishing to hold a special event within a residential district are issued a one-time zoning permit. However, according to the State regulations any farm can be provided a zoning permit for accessory building for areas over ten acres and/or \$10,000.00 production for a farm store.

Due to a recent resident complaint, Mr. Salisbury proposes with a new use, the township may have better control over noise, traffic and crowd control during events, such as weddings, musical and fall festivals along the residential district to avoid a possible escalating situation. To support his request, Mr. Salisbury presented the commission with a copy of Newtown Township's current Public and Retail Use Accessory to a Vineyard or Winery H-17.

A discussion ensued amongst the Commission, Ms. Mason and Ms. Stern Goldstein regarding whether the use will be better enforced under either Special Events or the Agriculture ordinance and the difference between them.

Ms. Stern Goldstein suggested the commission review the special events ordinance to distinguish the use and offered to create a memo outlining by-right conditions and examples of how special permits are handled.

The commission agreed by consensus to re-address Mr. Salisbury's proposal for the addition of use to either the Vineyard or Special Events ordinance under the residential district upon reviewing Ms. Stern Goldstein's memo outlining by-right conditions and examples of how special permits are utilized.

Adjournment: 8:03 p.m.