

**Minutes from the  
DOYLESTOWN TOWNSHIP PLANNING COMMISSION  
Regular Meeting**

January 23, 2012

The Doylestown Township Planning Commission Regular Meeting was held at 7:00 p.m., Monday, January 23, 2012 in the Doylestown Township Municipal Building, 425 Wells Road, Doylestown, PA. Members of the Planning Commission in attendance included: Chairman; George Lowenstein, Vice Chairman; Judy Hendrixson, Thomas Kelso, Edward Redfield, and Kenneth L. Snyder. Also present: Board of Supervisor Liaison; Richard F. Colello and Township Manager; Ms. Stephanie J. Mason, Planning Consultant; Ms. Judy Stern Goldstein

**Review of Minutes:**

In the form of a motion by Mr. Kelso; seconded by Mr. Redfield the December 13, 2011 Planning Commission Regular Meeting minutes were approved.

Motion carried 4 to 0.

**Planning Commission Reorganization for 2012**

Mr. Lowenstein called the question of nominations for Chairman of the Doylestown Township Planning Commission. Mr. Kelso nominated Judy Hendrixson as Chairman, seconded by Mr. Redfield.

**Ms. Judy Hendrixson** was *elected* Chairman of the Doylestown Township Planning Commission by a 5 to 0 vote.

As per Ms. Hendrixson's request, Acting Chairman, Mr. Lowenstein called the question of nominations for Vice Chairman of the Doylestown Township Planning Commission. Mr. Redfield nominated Mr. Kenneth L. Snyder as Vice Chairman, seconded by Mr. Kelso.

**Mr. Kenneth L. Snyder** was *elected* Vice Chairman of the Doylestown Township Planning Commission by a 5 to 0 vote.

Ms. Hendrixson will begin her term as Chairman at the February 27, 2012 Planning Commission Regular meeting.

**Public/Commission Comments:**           None

**The Pavilion @ Furlong – Preliminary Land Development Plan Revised** – Applicants requested to be removed from the agenda and present their plans at the February 27, 2011 Planning Commission Regular Meeting.

**Thompson Toyota Expansion – Preliminary/Final Land Development Plan TP#09-009-043-001**

Thompson Organization's attorney; John Van Luvanee presented a brief history of the ongoing Land Development Plan for Thompson Toyota's Phase II expansion project between Campbell Road and Route 611 Bypass. Most recently, Mr. Van Luvanee would like to address a question regarding lighting along the roof top of the parking garage upon reviewing the comment letters from Pickering Corts & Summerson, Inc and Boucher & James. Also, he believes since not receiving a second comment letter from Pennoni and Associates and/or Doylestown Township Fire Marshall, issues were addressed.

On behalf of the applicants; Thompson Organization, Mr. Van Luvanee will comply with comments as stated in the January 16, 2012 Pickering, Corts and Summerson, Inc letter and noted the following...

Page 2; Waivers

- 1) Section 153-12 - Thompson Organization will request Board of Supervisors approval for Final Land Development Plan upon commission's recommendation the plans are presentable.
- 2) Section 153-20.C.(10) – As a conditional waiver, the applicants offered any additional off site information as needed by the township's engineer for relief, which requires the location of existing watercourses, well, on-site septic system and stormwater management facilities be shown on the plan as within 400 feet of any part of the land to be developed.
- 3) Section 153-20.E – In the fall of 2011, Township Traffic Consultant; Phil Wursta indicated he was in favor of waiving a traffic impact study for all commercial uses requiring land development plan be provided in his review letter. Instead, a Trip Generation Study was provided indicating differential in traffic trips was nominal anticipated from this project as compared from the existing Toyota plan. Mr. Van Luvanee believes, Mr. Wursta stated a fee in lieu of the traffic study is accepted.
- 4) Section 153-27.A.(2) & Section 153-27.A.(5)– Since the entrance will come in from Swamp and Campbell Roads, it would be difficult to accomplish providing a grade not to exceed 4% for a distance of 20 feet behind the right of way line without cutting way back into the slope, because of the change in topography towards Doylestown. However, the applicants are improving the existing conditions.
- 6) Section 153-28.H – The entrance from Campbell Road was moved further back as far as it can go onto the site. Also, an existing condition was improved on the location to less than 300 feet from Swamp Road.

- 7) Section 153-34.B.(3)(a) – Because of the driveway openings, it's impossible to plant street trees at interval of not more than 40 feet. The applicants currently have the correct number of materials, but will be requesting a waiver on spacing.
- 8) Section 153-34.B.(3)(b) – With the proposed bike and hike path and utilities, it's impossible to have street trees be planted within five feet of the right of way line due to site constraints. The applicants will be requesting a waiver for spacing.
- 9) Section 153-34.C.(2) – Mr. Van Luvanee requested guidance from Ms. Stern Goldstein regarding the preservation of 90 percent of the total caliper inches of existing trees between 25 and 48 inches. Ms. Stern Goldstein indicated the township engineer addressed the issue in his review letter.

Mr. Van Luvanee explained there are three trees that require a waiver. One tree is located next to a building that is scheduled to be demolished along the Route 611 Bypass. The other two trees are located in front of the main entrance, which will be effected because of grading for construction of the bike and hike path. All three trees were planted by the township when the facilities were first built.

- 10) Section 153-39.D.(5) – A waiver will be requested that requires edges of the slopes to be a minimum of five feet from the property lines or right of way are designed for the bike and hike path. The grading will be across the property line along Swamp and Campbell Roads in order to build the bike and hike path. The grading along the Route 611 Bypass is within the minimum five feet from the applicant's property line from Penn Dot's property. This will have the construction tie into existing grade.
- 11) Section 153-39.D.(2) – There is two retaining walls along Swamp Road and Route 611 Bypass. This is the same place where 3 to 1 surface slopes are located along the Penn Dot's property line; however retaining walls are not preferred to be constructed.

Mr. Van Luvanee concluded by informing the commission, no neighboring properties are impacted by the construction.

### Page 3; Site Plans

- 3) The applicants are willing to offer the township dedication of legal element of Campbell Road, to be noted in the plans upon Board's approval.
- 7) Mr. Van Luvanee questioned SALDO Section 153-50, by indicating he's not sure where the offsite improvements are located. Ms. Stern Goldstein clarified the site plan request was a catch all for all improvements and are to be reviewed by the Board with regards to the crosswalk near the traffic light near the Kmart shopping center.

Mr. Kelso added during a recent meeting with several municipalities, there is an interest in deferring specific improvements to the pedestrian crosswalk, until it can be coordinated with Plumstead Township to avoid redundancy. Mr. Van Luvanee then questioned if the Thompson Organization should escrow the funds for improvements to the crosswalk. Mr. Kelso agreed. Mr. Van Luvanee then noted a Penn Dot permit would be required for the traffic signal.

Ms. Mason informed the commission during her recent conversation with Plumstead Township's manager, it was confirmed they would like to see the crosswalk deferred.

Mr. Van Luvanee confirmed, applicants will have the pedestrian crosswalk plans deferred, a Penn Dot signal permit will be acquired and construction of the bike path will continue.

- 8) Ms. Stern Goldstein conducted some additional research to look at the exhibits of the township from the Zoning Hearing Board, but had no additional comment.

### Page 3; Tree Protection

- 9) Rather than building a retaining wall on three sides of a parking area to the rear of the parcel and along the east side of the proposed building, which needs to be verified that only a five foot clear zone is required. The plan instead, proposes a retaining wall with H channels for a sound barrier that does not tie back into the berm and will not affect existing trees.
- 12) Mr. Thompson did meet with the Doylestown Township Fire Marshall and believes all concerns were addressed, since a second comment letter was not received.
- 23) The applicants will comply and understand the Township Engineer prefers an explanation of the expanded construction sequence be provided to satisfy his concern of what is proposed to maintain the existing stormwater management basin's function and operation as a detention / sediment basin.

On behalf of the applicants; Thompson Organization, Mr. Van Luvanee will comply with comments as stated on the January 17, 2012 Boucher & James, Inc letter and noted the following...

### Page 2; Variances

- 4) Landscape and Buffer Yard Requirements; Sections 1, 2 and 3 will be corrected
- 4.d) Information regarding three trees proposed to be removed on the Tree Protection Plan unable to be identified and will be placed on the land development plan.

### Lighting

Mr. Van Luvanee explained lighting is required on the roof top of the garage with full coverage and no dead spots. As he handed out an updated lighting plan, he noted the new plan has 4, 17 foot fixtures on top of

the roof. Ms. Stern Goldstein questioned the lighting does not include the total amount used. All values will need to be added to the updated lighting plan near the property line as per the requirement of land development. Mr. Thompson responded; as per the lighting consultant the proposed lighting plan would not have an impact as it relates to the residential properties, because the lighting is blocked by the paraffin wall to prevent headlights from shining into a resident's window. Mr. Snyder questioned the paraffin wall will block glare from the standard lighting. Mr. Van Luvanee answered; No the wall does has certain cut offs, adding the foot level on the ground will be zero.

A discussion ensued amongst Mr. Van Luvanee and the commission regarding what would be the best lighting solution to place on the roof top of the garage.

Mr. Snyder questioned if the lights will stay on throughout the evening. Mr. Thompson answered; the roof lighting is only intended for employees and will be turned off by 10:00pm each evening. Ms. Mason questioned if cars will be left on parking lot overnight. Mr. Thompson answered; cars should not be left overnight. Ms. Hendrixson questioned if a gate will be installed to prevent anyone from utilizing the garage ramp after hours. Mr. Van Luvanee answered; a gate was not part of the design, but will consider.

Mr. Van Luvanee then explained the proposed elevation will show how the buildings fit with the existing grade. Mr. Thompson provided a sketch plan showing the dealership's view from Campbell Road which shows the proposed rooftop deck as lower than the existing detailed building rooftop. With the proposed lighting, the end result will be the same effect as with the use of 25 foot standard lighting on the ground level.

Mr. Kelso suggested the applicants take a closer look at their landscaping plans for additional, intensive buffering as previously requested by neighboring residents. Mr. Thompson added the current double headed fixtures will be changed to single head at 250 watts, to show less intense lighting. Mr. Kelso indicated the previous Bohler lighting proposal is not acceptable, because of the directional in lighting leading out instead of up. Mr. Van Luvanee agreed. He then offered to research what lighting is utilized at Doylestown Township Hospital and if the 12 foot lighting. If the new lighting is satisfactory, the applicants will change their proposal to accommodate the commission.

Ms. Hendrixson questioned if there is a supplemental landscape buffering. Mr. Van Luvanee answered; currently there is an existing landscape buffer with supplemental plantings within the ten feet requirements. Mr. Van Luvanee indicated the buffers will take time to grow, but will discuss what is in place with Ms. Stern Goldstein.

Mr. Van Luvanee concluded by indicating he would like to work with Ms. Stern Goldstein regarding the lighting proposal, so it may be reviewed by the planning commission, not the zoning hearing board. Ms. Stern Goldstein agreed, but indicated all value of the proposed lighting should be included in the plan, a look at the impact of the neighbors and what type of shields and angles will be used with lighting prior to her review.

Public Comments: None

In the form of the motion by Mr. Kelso; seconded by Ms. Hendrixson the Doylestown Township Planning Commission recommends the Doylestown Township Board of Supervisors approve the Thompson Organization's Preliminary Land Development Plan for Toyota Dealership expansion with noting the Planning Commission also recommends approval of the waivers list for Sub division Land Development Ordinance (SALDO). Further the applicants agrees to comply with comments as stated in the January 17, 2012, Pickering, Corts & Summerson, Inc and January 16, 2012, Boucher & James, Inc. letters and agrees lighting on the rooftop parking should not be on after 10:00pm each evening, review the lighting proposal and provide additional information concerning rooftop lighting into the township for review, evaluate the existing vegetation buffer for enhancement between the dealership and properties on Campbell Drive. Additionally, the Planning Commission recommends finalization of pedestrian crossing and Pennsylvania Department of Transportation signal light permit is deferred until the applicant and township have the opportunity to coordinate with Plumstead Township. Also, the applicants agree to escrow the current proposed improvements as they pertain.

Motioned carried 5 to 0.

### **Ventresca Tract – Sketch Plan**

Robert L. Showalter of Showalter & Associates presented the commission with a brief history to include at a recent Bike and Hike committee meeting, the plan was shown as three, 2 acre lots. The preference of the bike and hike committee was to provide more open space, so the plans were redesigned.

The new propose plan features three lots, which provides 40% open space. A large portion of the open space will be dedicated to the township. Lot 2 is where the original farmhouse and pond is located, where at 1.99 acres. The second lot will be 1.08 acres and lot 3 will be 1.39 acres. The open space is adjacent to the civic center property at 4.38 acres. In order to proceed, a variance and/or interpretation are required, because it equals less than ten acres for B7 Single Family Cluster. Mr. Showalter understands the plan has to be submitted to the Zoning Hearing Board, but requests the commission's input and support for the concept.

Mr. Lowenstein questioned the access road, which is land locked relative to the utilization of the township. Mr. Showalter responded; the intent was to access into the trail system and come through Pine Run reservoir then across to the civic center, instead of having a separate entrance off of Keeley Road. Mr. Kelso responded, both options were being considered, but more discussion is needed. However, Mr. Kelso is in favor of the plan and believes it accomplishes some major goals. He then noted waivers will be needed. Mr. Showalter agreed waivers will be needed to create a private road.

Ms. Stern Goldstein noted an error in the natural resource protection for lot 2. The chart indicates .2 acres total of resource for the pond and pond shore with the entire lot at 2 acres. Mr. Showalter made note of the error and will provide a more defined plan, once he receives direction from the commission.

A discussion ensued amongst the commission regarding how to construct the bike and hike path through the property and how to define the twelve foot private drive.

Mr. Showalter indicated the driveway will be considered a private road maintained by the three property owners and township will have access.

Ms. Stern Goldstein noted Lot 3 is shown as a flag lot without the 150 foot lot width, but can be presented as a flag lot if an additional 80,000 square feet is added. Mr. Showalter indicated a variance will be requested, but requires additional direction on how to engineer the plan to avoid going back and forth. If there is enough support for the idea, he will be able to move forward. Ms. Stern Goldstein suggested it would solve a number of issues if the private drive was extended to the back of Lot 3 out to the open space.

Public Comment:

Resident; Elizabeth Zack of 130 Wagon Wheel Lane, Doylestown questioned what public sewer connection will the property be connect to. Ms. Showalter answered; the connection is from an existing sewer line that goes out to Keeley Lane and will not impact Wagon Wheel Lane. Ms. Zack then questioned what water line will be connected. Mr. Showalter answered; Lot 1 will have a lateral water connection from the street. Lot 2 is on a well, but an issue needs to be address for B7. Lot 3 will also have a lateral connection.

New Britain Open Space Manager; Peter Montaine informed the commission New Britain Borough is considering purchasing lot 3, unless the open space is considered as part of the Covered Bridge Park for equipment service access. Mr. Lowenstein suggested speaking directly with Doylestown Township staff to negotiate access.

Resident; Louise Moore lives behind Lot 3 and would like to see the Borough purchase Lot 2, because they will maintain the bridge. She also questioned why a second road is needed to be built, when a road currently exists to the farmhouse. Mr. Lowenstein answered; it would cut in half the proposed lots. Mr. Showalter added the idea was considered, but did not configure well. The intent was to be least intrusive as possible.

The commission agreed by consensus the proposed Ventresca Tract sketch plan is on the right track and recommends they move forward.

**Showalter Sketch Plans / TP# 09-007-146**

Robert Showalter of Showalter & Associates presented the commission with a land development plan in which he owns and explained the lot is on 1.2 acre lot on Lower State Road. The home was designed by

Oscar Martin, built in the 1930s and currently the on-lot septic and water systems are not functioning well. The intent is to bring in public water and sewer connection, then divide the property into two lots. Mr. Showalter has spoken with the Bucks County Water and Sewer Authority, who do not have an issue with the connection. It would be considered a low pressure system with grinder pumps.

The subdivision is proposed to be District B9 with a minimum lot area of 16,500 square feet. Lot 1 will have a size at 23,000 and lot 2 at 21,000.

The driveway on the far right side of the property may cause an issue. Prior to creating the driveway, it was used as a farmhouse access road to cross the railroad to the other side. Once the Route 611 Bypass was constructed, the easement was moved to the far end of the property and primary use was for farm equipment to cross the tracks.

Mr. Kelso questioned if the easement is noted on the deed and who is the owner. Mr. Showalter answered; the rights were given to the resident located on the other side of the road. Currently, young adults tie ropes onto trees, so they can climb up to the property that has a 60 foot drop. Mr. Showalter is in discussions with his attorneys to determine what type of legal access can be utilized and hopefully distinguish the area. Ms. Stern Goldstein noted if the area is not distinguished it can be removed from his site capacity calculations and impacts what can be done on the site. Mr. Showalter added if the area cannot be included in site capacity calculations, it will need to be reviewed by the Zoning Hearing Board to receive relief. The deed limits the property to only to store farming equipment, not as residential access for development.

Mr. Redfield questioned if there are any other issues pending. Mr. Showalter answered; the only other issue is to make the imperious work by filling in the existing pool. Ms. Stern Goldstein noted another issue, where District B1 will need to be shown on the plans as single family detached and depend upon the outcome of the easement.

The Doylestown Township Planning Commission recommends the plan be forwarded to the Zoning Hearing Board.

#### Adjournment

8:34 p.m.