

Minutes from the
DOYLESTOWN TOWNSHIP PLANNING COMMISSION
Regular Meeting
November 24, 2014

The Doylestown Township Planning Commission Regular Meeting was held at 7:00 p.m., Monday November 24, 2014 in the Doylestown Township Municipal Building, 425 Wells Road, Doylestown, PA. Members of the Planning Commission in attendance included Chairman; Judy Hendrixson, Vice Chairman; Thomas Kelso, Members; Edward Redfield and Ed Harvey. Other in attendance included Township Manager; Stephanie J. Mason, Board of Supervisor Liaison; Richard F. Colello and Township Planning Consultant; Judy Stern Goldstein.

Absent: George Lowenstein

Review of Minutes:

In the form of a motion by Mr. Redfield; seconded by Mr. Harvey the October 27, 2014 Doylestown Township Planning Commission Regular and November 10, 2014 Work Session meeting minutes were approved.

Motion carried 4 to 0.

Public\Commission Comments – None

Plans for Scheduled for Discussion: Town's Edge – Final Land Development Plan \ Formerly The Enclave at Towns Edge

Developer; Robert Zaveta presented an update of the revised plan since meeting in June 23, 2014. As per the commission's recommendation grading has been revised on the plan. Mr. Kelso commented on a job well done with the revisions. Mr. Zaveta explained upon surveying the site and taking a proactive approach, it was decided to stake the buildings in both horizontal and vertical scale. This provided a refresh site. Additionally, floor plans were tweaked with grading transitions, storm water flow and inlets to be technically compliant and meet aesthetics venue around the parameters.

There is a 3 foot drop in the cul-de-sac, which provides a traditional pitch away from structures and inlets. It also creates more weather resistant storm water against damming and water channeling conditions to becoming a more passively managed system. One issue with lowering the cul-de-sac, was taking the overall site. With the buildings having connectivity with a center section, many of the stepping became contusive to contorting presentation of the flow. They worked better with a 2 to 3 foot grade differential with respect to the buildings themselves. An option to address the issue was to create a tremendous amount of natural boulder retaining walls intermix with earth and landscape, such as vegetation. This will provide a transition grade and visual separation from the road. The commission previously noted not to have berms up, so this option will give a softer transition to cool back some of the traffic and create a pleasant grade. The option is also low maintenance and a visual asset as oppose to the EP Henry type of module.

Another commission concern addressed was the heavy plantings along the lower meadow. The keep the practical meadow use, the springhouse will be restored as a pleasant retreat area and the landscape will be redistributed to maximize buffering for side yards. Currently, the full township requirement for landscaping hasn't been fully utilized. Several scenarios are considered, such as, to max out the requirement category as much as possible. Because certain trees don't tend to thrive, the area was scaled back even though it wouldn't necessitate a fee in lieu of the trees. However, it's the better option for the geometry of the site. Mr. Zaveta then requested to work with Ms. Stern Goldstein to consider larger trees. Ms. Stern Goldstein responded; larger trees can be considered replacement trees, as per the township's requirement. She offered to work with the applicants and noted the trees which cannot be replaced will require a fee in lieu. Mr. Zaveta agreed.

Behind lots 1 and 2, it was decided to beef up the landscaping with the same buffer mix as the site, but in a larger size for a more instantaneous impact. The planting will have a mature approach to implement maintenance program early to formulate a homeowner's association. Ms. Stern Goldstein noted some of the landscape is close to the homes. She realizes the applicants have been working with a program for the patios. Mr. Zaveta agreed and indicated appropriate planning for planting and maintenance will be brought in.

Mr. Zaveta concluded by informing the basic lot configurations will remain the same and foot prints of the homes have been adjusted to accommodate storm water management concepts. The plans with the exceptions of the changes discussed remains on cue with the original intent.

Ronald G. Monkres of Gilmore and Associates reviewed the waiver requests added to the final plan with the commission as lowering of the bulb and revising the road geometry. The initial plan had more of an aggressive and vertical relief in front of the homes. The structure will be preserved and removed the grade for minimum relief generated by remissions noted in the waiver request letters.

Mr. Kelso referred to waiver request #4, Section 153-25.B.(5) and questioned; what is the maximum slope of the sidewalk. Mr. Monkres answered; the maximum slope is a minimum range from station 52 to 106 to make the sidewalks match the road grade. There is no ADA issue, because the general grade is being matched. In order to meet a grant qualification, it will require steeping the sidewalk. This would necessitate having a level flat area where it will end up going outside the right of way and end up with a step configuration. Mr. Kelso commented it may bring up a slip and fall issue. Mr. Monkres responded; the width of increased at 5 foot and currently out to the right of way width. To make an arbitrary ADA requirement work in this case doesn't make sense.

Mr. Kelso then referred to waiver request #7, Section 153-36.B.(3) and questioned; what is being proposed instead of a traditional street lights. Mr. Monkres answered; nothing is being proposed, but utilizing colonial style posts inside the community and not at the street intersection. Mr. Kelso commented he is in favor of the waivers request.

Upon reviewing Pennoni Associates November 10, 2014 review letters, Mr. Monkres indicated the applicants will comply with all comments and didn't see anything worthy of discussion. On notation regarding the storm water routing, the system has been oversized to essentially capture the maximum amount of water flow possible. Previously there was some underground storage capacity in the bulb. The units did not work well and by lowering the storm water with vertical separation requirements, it was able to max out the potential of capture and over retaining water with geo-technical design detail, preparing the scour hole to fix the existing problem. Also, the plan

will have some form of inlet built into the plan to account for snow melt and surface runoff. The runoff will have to go through three inlets before reaching the garage floor elevations.

Mr. Monkres indicated although a few technical reviews are still pending from Bucks County Water and Sewer, they request the commission consider recommendation of the Town Edge Final Land Development plan.

Upon Ms. Stern Goldstein's question, Mr. Monkres indicated the applicants will comply with all comments noted in Boucher and James, Inc. review letter of November 18, 2014.

Mr. Kelso questioned if the single grinder pump for two units are being used for a duplex. Mr. Monkres answered; details on the plan show a duplex type scenario. The units are considered semi-detached family dwelling and the pumps will be owned under the homeowners associations. Mr. Kelso commented that is a good way to go, so home owners don't have to deal with it

In the form of a motion by Mr. Kelso; seconded by Mr. Harvey the Doylestown Township Planning Commission recommend the Doylestown Township Board of Supervisors approve applicants; Towns Edge Final Land Development Plan with the understanding the applicants agree to comply with reviews letters received by Michael Baker International dated November 10, 2014, Pickering, Corts & Summerson dated November 13, 2014, Bucks County Planning Commission dated November 14, 2014, Boucher & James, Inc. dated November 18, 2014 and Pennoni Associates dated November 20, 2014. Further the commission is in agreement with the several additional waiver requests presented at this meeting.

Motion carried 4 to 0.

Fitzgibbons Tract – Revised Minor Subdivisions

Eric S. Clase of Gilmore & Associations reported since meeting with the commission several months ago the applicants met with neighbors to address concerns with landscaping and storm water management. Upon a site walk, the offsite drainage, outlet structure and the existing basin discharges to one neighbor's property was discussed. Also, applicant; Jeff Fitzgibbons revised the building plans to show a rectangular shape. The result of the site walk showed only landscaping around the home will be disturbed. Due to storm water management requirements for water quality, the area within the bottom of the basin will be hogged out and smaller trees removed to gain volume. For water quality, water cannot leave the site. With the existing infrastructure at the bottom of the basin, the need to go lower to hold and infiltrate is needed. Township Engineer; Mario Canales agreed it's the best option to capture the water. As noted by Township Planner; Judy Stern Goldstein, the plan was changed to note 31 existing trees onsite that were to be called street trees. The final item addressed was storm water management issues on individual sites, where the existing drainage problem was created when the homes were built.

Upon reviewing Boucher and James, Inc. review letter of November 19, 2014, Mr. Clase indicated the applicants will comply with most comments and noted the following...

1. Use (b) \ ZO Section 175-22.E – Mr. Clase will comply by revising the plans noting 2 parking spaces will be recorded.

3. Environmental Protection Standards (b) – the applicants will pay a fee in lieu of 46 replacement trees. Some trees will be protected, however there is not many places to replace the 46. Some trees will be protected along the side property line as requested by one neighbor. If it makes sense during construction instead of fee in lieu the applicants are willing to plant additional trees along the property line.

6. General Comments (a) \ SLDO Section 153.36.A(1) – upon a discussion between Mr. Clase and the commission, the applicant decided not to propose any lighting.

Upon reviewing Pennoni Associates review letter of November 20, 2014, Mr. Clase reported Dave Tomko indicated since the site is a residential driveway and street there is no ordinance requirement that relates to this. Mr. Clase and Dave agreed anything within a right of way that can be removed to help with the site distance, the applicants are willing to assist. Any vegetation inside the right of way as part of this project will be removed. Ms. Stern Goldstein requested anything counting the street trees that are not going to be there anymore, to please revise the calculations. Mr. Clase agreed and indicated anything named as a street tree is staying.

Mr. Clase requested the following waivers...

1) Section 153-20.C(10) – With an overlay all the existing features are to be shown within a certain amount of feet. As per Mario Canales, an adequate amount of features are shown to review the plan.

2) Section 153-20.C(11) – A partial waiver is being requested, because the trees have been counted but not located.

3) Section 153-25 – There are no sidewalks located along Watercrest Drive.

4) Section 153-25.C – No bike and hike will be proposed. A fee in lieu will be discussed at a later time.

5) Section 153-20.C.(15) & 153-44.1 – Not to provide soil test kit

6) Section 153-34.B(5) – A partial waiver is being requested from providing seeding and landscaping along the existing basin. As per Boucher & James, Inc. review letter, invasive species will be carefully removed and there is an area for digging a hole for water quality and treated with wetland seed mix. Mr. Clase clarified; anything that is cleaned out with an exposed hole will be treated. Ms. Stern Goldstein noted restoration of the land will need to be addressed once the invasive are removed. Mr. Clase will comply.

Ms. Stern Goldstein noted with the basin being disturbed, a new tree count is needed to be included. Once the trees in the basins are counted, since many of the trees are remaining it may assist with the calculations. Mr. Clase agreed. She then asked if a waiver is needed. Upon a brief discussion, the waiver is requested to show the exact location on the plans. Ms. Stern Goldstein questioned if the tree counts will be modified once the location is presented. Mr. Clase agreed.

In the form of a motion by Mr. Harvey; seconded by Mr. Kelso the Doylestown Township Planning Commission recommends the Doylestown Township Board of Supervisors approve applicants; Fitzgibbons Tract Minor Subdivision plan with the understanding the applicants will comply with Pickering, Corts & Summerson review letter dated November 18, 2014, Boucher & James, Inc. review letter of November 19, 2014 and Pennoni Associates, Inc. review letter of November 20, 2014. Further the commission is in agreement with the six waiver request as presented.

Motion carried 4 to 0.

New Britain Borough – Shah Tract

Shah Tract is located at 224 North Shady Retreat Road with two parcels as 64-1 and 64-2. The plan is proposes to have a 16 lot subdivision.

Upon a discussion amongst the commission, the applicants are requesting a zoning change from industrial to R2 District. Ms. Mason reported any recommendation from the commission will have to go forward to the Board of Supervisors for approval.

Mr. Kelso commented the request for a zoning change is a good idea.

Further discussion ensued regarding the Borough's opinion of the plans and not having a large impact on the township.

Mr. Kelso questioned if there is a deadline for recommendation. Ms. Mason answered; a 30 to 45 day timeline is anticipated.

Ms. Mason suggested the commission send a notice thanking for the opportunity to comment but will leave the matter to the municipality to address at their best interest.

In the form of a motion by Mr. Kelso; seconded by Mr. Harvey the Doylestown Township Planning Commission recommends the Doylestown Township Board of Supervisors send a letter to Doylestown Borough acknowledging receipt of the notification regarding Shah Tract proposed land development plan. The commission has full confidence in the Borough to make the best decision for their and the Township's community.

Motioned Carried 4 to 0.

Flood Plain Ordinance – Standalone - Continued discussion

Ms. Stern Goldstein reported adjustments to the Zoning Ordinance order to have the Standalone ordinance. The items to review are water course and the resource protection ratio 175-127(D). There are two question marks, because it depends upon what chapter number the new Flood Plain Ordinance will be. As discussed, 95% was noted.

Mr. Kelso questioned what the site is. Ms. Stern Goldstein answered; the site is defined as the gross site area subtracting out the areas of right of way and existing easements to get to the base site area. Then the area accent is added as the flood plain area.

Ms. Stern Goldstein then reported the last item added was the repealing the existing flood plain section of the ordinance. Mr. Kelso questioned the status of the maps. Ms. Mason answered; the maps will be removed and covered under Section 5 of the ordinance. Ms. Mason questioned if the ordinance should note the map is being removed. Ms. Kelso responded; a new zoning map should be created. Ms. Stern Goldstein noted a separate amendment to amend the zoning map should be added. Ms. Mason agreed. Ms. Stern Goldstein then requested to notify Code Enforcement Director; Sinclair Salisbury not to use the current maps. Ms. Mason agreed and indicated all the maps will be redone and reprinted.

Mr. Colello questioned if the Environmental Advisory Council (EAC) viewed the ordinance. Ms. Mason answered; Ms. Canales reviewed the ordinance with the EAC and shared the commission recommendations, which they concurred.

In the form of a motion by Mr. Kelso; seconded by Mr. Harvey the Doylestown Township Planning Commission recommends to the Doylestown Township Board of Supervisors proceed with advertisement of the proposed amendments for the Zoning Ordinance to address the Standalone Flood Plain Ordinance.

Motion Carried 4 to 0.

Adjournment: The November 24, 2014 Doylestown Township Planning Commission Regular meeting was adjourned at 9:00pm.