

**Minutes from the
DOYLESTOWN TOWNSHIP PLANNING COMMISSION
Regular Meeting
January 26, 2015**

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 Judy Hendrixson, Thomas Kelso and George Lowenstein. Others in attendance included Township Manager; Stephanie J. Mason, Board of Supervisor Member, Ken Snyder and Township Planning Consultant; Judy Stern Goldstein.

Absent: Ed Harvey and Ed Redfield

Reorganization:

Chairman – on motion of Mr. Lowenstein, seconded by Mr. Kelso – Judy Hendrixson was nominated as Chairman and Tom Kelso as Vice Chairman. Motion carried 3 - 0.

Liaison to Public Water and Sewer Advisory Committee – on motion of Mr. Kelso, seconded by Ms. Hendrixson – Ed Harvey was nominated to serve as liaison. Motion carried 3 – 0.

Review of Minutes:

Minutes of November 24, 2014 – on motion of Mr. Kelso, seconded by Mr. Lowenstein the minutes were approved by a vote of 3 – 0.

Public\Commission Comments – None

Items Scheduled for Discussion – Discussion of Potential Projects for 2015:

Ms. Hendrixson indicated that she would be providing an outline to the Board of Supervisors at their February 3, 2015 meeting indicating what went on in 2014 with the committee.

Two major ordinance amendments were completed – the FEMA Floodplain Ordinance and the Telecommunications Wireless Communications Ordinance as well as review of several plans. She also wanted to discuss what they would be looking at for this year.

Mr. Lowenstein questioned the naming of Business Route 202.

Ms. Mason indicated that all of the municipalities along the former Rt. 202/Butler Avenue have passed resolutions and have sent them to the Bucks County Planning Commission and submitted to PennDot – we are awaiting PennDot's approval to identify Butler Avenue as Business Route 202.

Ms. Hendrixson indicated that the biggest thing would be working with New Britain Borough on the Planning of the Butler Avenue Corridor. The study along with Delaware Valley College soon to be University and the Bucks County Planning Commission.

Mr. Lowenstein indicated that he is surprised that their focus is just on New Britain Borough and are not taking it further through to the Giant Shopping Center and Chalfont.

Code Updates:

Ms. Goldstein and Ms. Mason indicated that there are several code updates, some of them general and some of them related to zoning that Mr. Salisbury, Director of Code Enforcement has identified. The major overhaul may be to the Sign Ordinance.

Ms. Goldstein indicated that the Montgomery County Planning Commission just adopted a model ordinance and Ms. Hendrixson indicated that she also has some ordinances that she has worked with. Obviously there is a big issue with temporary signs that are always a problem.

Mr. Snyder raised a question as to whether or not the purpose of a sign is to identify the store or business or to locate the store or business, especially with the use of GPS. That is something that the Planning Commission will discuss when they discuss the proposed sign ordinance.

They questioned whether any plans had come in.

Ms. Mason indicated that we haven't had any plans in about a month or more but that this afternoon the Proposed Zoning Change for the Meyers/Jarin Property at the corner of Ferry & Swamp Roads came in along with a preliminary land development plan. The project will probably be known as the Proposed WAWA.

Mr. Kelso indicated that since they are proposing a zoning change there is no time limit on the review, the Township should notify the neighboring municipalities. We should also look at the Village/Commercial Zoning that the Planning Commission considered about 10 years or so ago for the property. That could be reevaluated while the applicant is in with their proposed zoning amendment.

Ms. Goldstein suggested that we tackle the issue of family and multigenerational living situations in the ordinance. HUD has some new requirements as well..

Mr. Snyder inquired about the Comprehensive Plan and noticed that the last update was in 2008. He wanted to know when and how the Planning Commission gets involved in future updates.

Mr. Lowenstein commented that updates typically generate from the Planning Commission.

Mr. Kelso indicated that it is always beneficial to look at the goals and objectives, sort of a where are we and where do we want to be in ten years. When you look at the zoning changes, it is always a good time to look at the Comprehensive Plan and his thoughts are that the last update was appropriate and that things probably have not changed much since.

Adjournment: Being no further business the meeting adjourned at 8:02PM.