

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

March 28, 2016

The Doylestown Township Planning Commission Regular Meeting was held at 7:00 p.m., Monday, March 28, 2016 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 and members; Edward Redfield and George Lowenstein. Others in attendance included Township Manager; Stephanie J. Mason, Board of Supervisor Liaison; Richard F. Colello, and Township Planning Consultant; Judy Stern Goldstein.

Absent: Ed Harvey

Minutes:

In the form of a motion by Mr. Kelso; seconded by Mr. Redfield, the February 18, 2016 Doylestown Township Planning Commission Work Session minutes were approved.

Motion Carried 4 to 0.

In the form of a motion by Mr. Kelso; seconded by Mr. Lowenstein, the February 22, 2016 Doylestown Township Planning Commission Regular meeting minutes were approved.

Motion Carried 4 to 0.

Comments: No comments

Molatto – Lot Line Change \ Minor Final Subdivision Plan

On behalf of applicant; Ron Molatto, Kristen Holmes of Holmes Cunningham Engineering addressed the commission to explain under the minor land development subdivision plan submitted, a lot line change between two existing parcels is proposed. The change is to realign the existing property line to straighten and provide a more consistent shape between the two parcels. The realignment will also remove the current L shape.

Review letters were received by Pickering, Corts & Summerson dated March 9, 2016, Boucher & James, Inc dated March 24, 2016 and Michael Baker, Jr dated March 17, 2016, and the applicant has agreed to comply with all comments. However, Ms. Holmes indicated waivers requests will be submitted for administrative and technical items and presented as ...

- 1) *SALDO Section 153-24.B(2) and Section 153-24.K – a waiver is requested from providing street improvements requirements for a subdivision, which includes widening of the road frontage along Cherry Lane and providing an eight-foot-wide multi-use trail along the property frontage. The waivers are requested due to no improvements proposed under the minor subdivision land development. Only a lot line change is proposed between the two parcels.*

Mr. Lowenstein questioned; if making the lot line into the full street right of way for future road widening can be considered. Ms. Holmes answered; a dedication by the ultimate right of way will be provided. Mr. Lowenstein then questioned if an easement can be dedicated for future connection for bike and hike paths. Ms. Holmes questioned if the trail can be within the right of way of the street. Mr. Kelso answered; due to the ultimate right of way being 60 feet, it provides a 30-foot half width and a 12-foot travel lane which offers enough space to provide a trail.

Ms. Stern Goldstein noted a review letter by Chris Stanford which references the 20-foot easement centered on a future 10-foot-wide shared path that should be 5 feet from the outside edge of the pavements. She then indicated the easement will be within the 60-foot requirement. Ms. Holmes agreed to note the development plans for a future path within the ultimate right of way.

- 2) *SALDO Section 153-34.B(3) – a waiver is requested from providing street trees. Currently, the entire frontage of the property is covered with trees. Ms. Stern Goldstein responded; the plan should document how many trees are located along the frontage.*
- 3) *SALDO Section 153-34.B(6) – a waiver is requested from providing a separate landscape conservation plan due to no improvements proposed.*
- 4) *SALDO Section 153-34.C – a waiver from surveying each of the individual trees on the property for caliber size. Ms. Stern Goldstein indicated the applicants can either request a waiver or place a note on the plans that no trees are proposed to be removed.*
- 5) *SALDO Section 153-20.C(10) – a waiver from providing existing features from within 400 feet from the property due to no improvements proposed with no impact to the adjacent property owner. There is a smaller overlap shown to the property at approximately 100 feet, but not beyond 400 feet of the property line. Additionally, a USG site location map will be included with the plans to show overall radius, but not the utility features required by the township. The commission agreed to the waiver request.*

Ms. Holmes reiterated; the applicants will comply with all comments and requirements of the township to include showing calculations on the plan.

Ms. Stern Goldstein commented the development plans look good, but finishing touches need to be addressed.

In the form of a motion by Mr. Kelso; seconded by Mr. Lowenstein the Doylestown Township Planning Commission recommends the Doylestown Township Board of Supervisors approve applicant; Ron Molatto Preliminary Final Subdivision Land Development Plan to create a lot line change between two existing parcels with the understanding the applicant has agreed to address issues contained in review letters received from Pickering, Corts & Summerson dated March 9, 2016, Boucher & James, Inc dated March 24, 2016 and Michael Baker, Jr dated March 17, 2016. Further; noting waivers listed on Holmes Cunningham Engineering letter dated March 28th where the Planning Commission are in support with the understanding of the waiver request for SALDO Section 153-34.B(3) requirement.

Motion carried 4 to 0.

Sign Ordinance – Final Version

Ms. Stern Goldstein indicated the final version of the sign ordinance include changes made from the February 22, 2016 Work Session meeting. In a separate memo, an amendment to the H5 use was created for a new use under construction. There is already a use that references construction temporary, but was modified to add the sign regulation section in the sign section.

Upon a discussion amongst the Commission regarding local municipal signs, the commission agreed to change mention of identifying “official township building” to “official governmental building” under General Sign Regulations (Section 175-06.E and Section 175-14.B).

Mr. Kelso commented the amendment sign ordinance is an improvement and has better presentation.

In the form of a motion by Mr. Kelso; seconded by Mr. Lowenstein the Doylestown Township Planning Commission recommend the Doylestown Township Board of Supervisors review the Sign Ordinance – Final Version for consideration of adoption and advertisement.

Motion Carried 4 to 0.

Proposed Zoning Ordinance Changes

Ms. Stern Goldstein explained a summary of pending items was provided for Commission review and comments. Ms. Mason suggested the Commission consider separating items as to review immediately and part of a future work session.

The Doylestown Township Planning Commission agreed to review the following items immediately;

- 1) Definition of “Family” to be in compliance with Fair Housing ACT.
- 2) Irrelevant requirements in the B15 Single Family Attached dwelling units in conjunction with use of historic structures and terminology.
- 3) Zoning Ordinance, Chapter 175, Section 175.23.A(1) with reference to size for handicap-accessible parking spaces regulated by the American Disabilities ACT (ADA)
- 4) Revise the accessory Swimming Pool (H-6) Use to reference Pennsylvania Uniform Construction Code (UCC)
- 5) Formatting discrepancies amended for Section 175-48 to delete 30.30 under minimum open space ratios for all other uses.

Zoning Ordinance Amendments to be reviewed immediately:

- 6) Community Home (B-11) Use for compliance with Fair Housing Laws

SLDO Ordinance clean up amendments:

Ms. Mason will review the Right of Way under the Street Higher Archery ordinance to confirm the revisions to the bicycle and pedestrian’s standards as recommended by Chris Stanford were adopted.

The Doylestown Township Planning Commission agreed to review the following items during a future Work Session;

- 1) Accessory Outdoor Storage (H-4) Use currently not permitted in any zoning districts.
- 2) Accessory In-Law Suites (H-12) Use requires clarification and renaming.
- 3) Accessory Livestock in Residential Areas (H-11) Use by amending use to be consistent with the A-1 Use.
- 4) Reviewing accessory structures less than 144 square feet that can be located within 7' of the property line. Accessory structures greater than 144 square feet must meet building setbacks for the zoning districts.
- 5) Requirements of an animal permit is removed and sales shall include both farm stands and farm markets under the A-1 Use.
- 6) Options for current parking requirements for the Automotive Sales (E-11) Use that requires one off-street parking space for each 100 feet of gross floor area (GFA).
- 7) A whole new section addressing mineral extractions. Ms. Mason will confirm if the section has been adopted.
- 8) Recommendations for requirements for clearing or removing trees when applying for a zoning permit and adequately define what constitutes a tree. Mr. Kelso suggested to also review trees on commercial lots.

Zoning Ordinance Amendments to be discussed at a future Work Session:

- 9) Revisions and additions to permit and regulate agritainment and related special events by creating a new accessory use
- 10) Creating and defining of an accessory use for Kennel Uses currently regulated in the Municipal Code, Chapter 113.
- 11) Revisions and additions to permit and regulate solar energy systems.

SLDO Ordinance clean up amendments:

- 12) Amendments regarding storm water management as recommended by the Township Engineer. As per Mr. Kelso's recommendation, reviewing credit provided for storm water, but not for impervious surface under commercial properties.

Ms. Stern Goldstein referred to the Boucher & James, Inc April 27, 2015 memorandum regarding several Zoning Ordinance clean up issues. Mr. Kelso suggested to review the memorandum at the April 25, 2016 Regular meeting to create a list of items to review immediately.

The Doylestown Township Planning Commission agreed to review the immediate items at the scheduled April 25, 2016 Regular meeting and schedule an additional Work Session in May to review the remaining items. Ms. Stern Goldstein offered to create a summary of the immediately items to review. She will then gather materials for items to be discussed in a work session.

Adjournment:

Hearing no further business, the March 28, 2016 Doylestown Township Planning Commission Regular meeting was adjourned at 8:05 p.m.