

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

May 29, 2018

The Doylestown Township Planning Commission Regular meeting was held at 7:00 pm, Tuesday, May 29, 2018 at the Township's temporary offices off Wells Road, Doylestown, PA 18901. Members of the Doylestown Township Planning Commission in attendance included Chairperson: Judy Hendrixson, Vice Chairman; Gregory Reppa with members Thomas Kelso, George Lowenstein and Jeffrey Deppeler. Others in attendance included Township Manager; Stephanie Mason, Board of Supervisor Liaison: Richard Colello, Township and Planning Consultant; Judy Stern Goldstein.

**Minute Approval:**

In the form of a motion by Mr. Kelso; seconded by Mr. Reppa the April 20, 2018 Doylestown Township Planning Commission Work Session minutes were approved with the following corrections as acknowledged by Ms. Hendrixson and noted on the May 8, 2018 regular meeting minutes.

- 1) Add attendees representing applicant; Bray, Long, Schmidt Tract
- 2) Correct spelling of Planning Commission member; Jeremy Deppeler
- 3) Page one; change spelling from unattended to intended
- 4) Page two; change spelling from infatuate to enfatuate
- 5) Add details to summary to the April 20, 2018 minutes as ...

After a discussion of instituting an overlay district versus a zoning change, it was determined that a draft of the overlay district ordinance should be prepared for future discussion at the next meeting. The formula for density multiplier is based on the flat dollar amount with inflationary consideration and should be considered to define the term "significant improvement".

Motion carried 3 to 2 with Mr. Lowenstein and Mr. Deppeler abstaining due to their absences.

In the form of a motion by Mr. Lowenstein; seconded by Mr. Deppeler the May 8, 2018 Doylestown Township Planning Commission Regular meeting minutes were approved with the following corrections as noted by Mr. Reppa.

Page two; Section e, change sentence to read, Add building separation. (of an \_\_\_\_\_ feet.)

Motion carried 4 to 1 with Mr. Reppa abstaining due to his absence.

Bray / Long / Schmidt Tract – Proposed Zoning Amendment - Conditional Use:

Mr. Dean reported; since the last meeting, the applicants have revised amendment incorporating changes from discussions with the Commission and township staff as follows:

- 1) *B4 Use is a use by right in the district lot area with maximum density for three dwelling units per acre of base site area.*
- 2) *Addition of requirement for a side yard minimum building to building yard setbacks. Spell out, exception*
- 3) *Under Section B and C, clarify as a base site area so the percentage is calculated off the base site area.*

- 4) *Under Subsection G, water provided specifically from the Doylestown Township Municipal Authority (DTMA) water system.*
- 5) *Under Section H, provide a separate emergency access as approved by the Doylestown Township Fire Marshall.*

In addition, a public sanitary sewer infrastructure and improvement impact fee was established instead of a formula. It was determined to implement a fee instead of a formula for simplicity in terms of the overall structure. If the fee decision is to be changed, the Township can amend the ordinance. Also, with the overlay district tailored to the sanitary public sewer infrastructure improvement, the fee is appropriate.

For clarification, Mr. Kelso questioned; if \$27,600.00 equals the total times the total number of units noted was correct in the development and the formula of net versus will not be a factor. Mr. Dean clarified; the calculations is yield calculations does use the gross number of units time \$27,600 versus value.

Mr. Kelso commented; the difficulty of implementing a number into an ordinance is when a change is needed, a meeting with the Zoning Hearing Board is required. Another option will be to revise the zoning ordinance. Mr. Dean questioned if the Commission is requesting to tie a number into the fee schedule. Ms. Mason added; there is a factor that will increase the current calculated number. Mr. Dean suggested to tie in the current calculated number into the CPI. However, the number may not be clear.

Upon a discussion amongst the Commission and applicants regarding considering a fee schedule, it was determined any calculation changes will result in a zoning change to the ordinance will be required. Mr. Lowenstein noted; the ordinance is designed to allow changes to be made before any major impact.

Ms. Mason informed; Township Solicitor; Jeffrey P. Garton suggested to change the title of the ordinance to Tradesville Public Improvement Overlay District instead of Bristol Road. Mr. Dean agreed.

Mr. Colello arrived at 7:18pm.

Mr. Lowenstein referenced page two of the ordinance and questioned; if the side yard requirements should be listed under Section 2B. Mr. Dean answered; the setbacks are listed under Section 2B. However, with laying out a minimum area in a yard, specification of no side yard is required. Section 2B provide the dimensions, because building to building is not identified as a side yard and notes a different measurement.

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 applicants; Bray Long Schmidt Tract proposed Overlay District zoning ordinance change with the applicants understanding the title will be revised as Tradesville Public Improvement Overlay District instead of Bristol Road Overlay District, payment in the amount of \$27,600.00 times the gross number of units will cover the entire number of units eventually approved along the development, and change term under the B4 listing as the maximum density for three dwelling units per acre of base site area.

Motion Carried 5 to 0.

#### **Continued Discussion:**

Mr. Reppa thanked everyone for taking his comments of the Bray Long Schmidt Tract proposed overlay district ordinance change into consideration.

Ms. Mason reported; the Burke Tract plans is scheduled for presentation at June 25, 2018 Regular meeting. The Commission is also scheduled to continue their review of the Comprehensive plan.

Mr. Kelso reported; the developer for the Burke Tract met with the Bike and Hike Committee to discuss the trail connection towards the Route 202 parkway. The impression received was the developers were not in favor in making an effort towards project and dealing with trying to get PennDot approval after initial negative feedback from PennDot. Mr. Colello commented; his impression were the developers placed a warning the project may not go through.

**Adjournment:**

Hearing no further business, the May 29, 2018 Doylestown Township Planning Commission Regular Meeting was adjourned at 7:43pm