

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

October 22, 2018

The Doylestown Township Planning Commission Regular Meeting was held at 7:00 p.m., Monday, October 22, 2018 at Meeting/Activity Trailer, 425 Wells Road, Doylestown, PA 18901. Members of the Doylestown Township Planning Commission in attendance included Chairperson: Judy Hendrixson, Vice Chairman; Gregory Reppa with members; George Lowenstein, and Thomas Kelso. Others in attendance included Township Manager; Stephanie Mason and Board of Supervisor Liaison: Richard Colello.

**Absent:** Member; Jeremy Deppeler and Township Planning Consultant; Judy Stern Goldstein. In Ms. Stern's absence, Mr. Michael L. Burke was present.

**Public Comments:**

**Review of Minutes:**

In the form of a motion by Mr. Lowenstein; seconded by Mr. Reppa the September 24, 2018 Doylestown Township Planning Commission meeting minutes were approved with the following corrections ...

Page Two; ADA Parking Width

- a) Correct as 5 and 8 foot isle width
- b) Correct resizing parking spaces to 10 x 18
- c) Correct Mr. Lowenstein was not in agreement to resize parking spaces to 10 x 18
- d) Correct Mr. Deppeler's first name to Jeremy

Mr. Kelso questioned; if Executive Director of Housing Equality Center of Pennsylvania; Rachel Wentworth's letter was distributed to the Commission. Ms. Mason answered; the memo was received in today's mail in will be presented at the November Regular meeting.

Motion carried 4 to 0.

Tabatabai Tract – Final Minor Land Development Plan

Senior Project Engineer for Gilmore & Associates; Eric S. Clase presented applicants; Tabatabai Final Minor Land Development plan as the lot located along Pebble Hill Road and the property approximately ten acres. The site is zoned R1A with an existing home with two accessory structures. Each structure has attached garages. The first was approved as a recreational use.

The proposal is to subdivide the lot into two parcels. The back portion of the existing lot with the existing home is to become a flag lot with the driveway running along the west side of the property line. The second lot is proposed to be in the front portion with a new house constructed lot to the south east side.

Before discussing comments received from Pickering, Corts and Summerson dated October 12, 2018, Bucks County Planning Commission dated October 10, 2018, Michael Baker International dated October 16, 2018, Pennoni &

Associates dated October 16, 2018, October 17, 2018 and Boucher & James, Inc. dated October 17, 2018, Mr. Clase noted the applicant will comply unless discussed during the meeting.

Pickering, Corts and Summerson dated October 12, 2018 – Requested Waivers

**Section 153-20.C.(10)**, existing features cannot be provided due to the property being subdivided and there is no need to provide additional detail.

Mr. Lowenstein questioned; how close the existing septic unit is to the home. Mr. Clase answered; the proposed well is within the 100 foot requirement and entirely within the property. The proposed septic system for the new home is entirely within the property line. The existing septic system is located on the north side of the property and within the regulated set back distance and not over the property line.

Ms. Hendrixson questioned if both driveways are existing. Mr. Clase indicated yes, and the applicants are creating a drive off along the west direction from the existing driveway to the new home with no new street access.

Pickering, Corts and Summerson dated October 12, 2018 – Record Plan

**SALDO Section 153-24.B.(2)(a)**, road widening and curbing is not required due to the minimum nature of the job as a minor subdivision. Pebble Hill Road is not widely used and not necessary. Mr. Kelso questioned; what the current condition of the shoulder or edge of the road. Mr. Clase answered; the current condition is good as asphalt to grass.

**SALDO Section 153-25.C**, the requirement for a bike & hike trail is not necessary as per the recommendation noted in Michael Baker International review letter dated October 16, 2018. The approved area for a trail is not at the location of the property.

Mr. Lowenstein questioned; if the storm water management has been tied to both lots and owned by the original owner of the first lot. Mr. Clase explained; the existing home needs no storm water management. With the subdivision, a rain garden is proposed along the site frontage for the new home. Operation and maintenance of the basin will be the responsibility of the owners of the new lot. The second lot will have no connection.

Mr. Lowenstein questioned; if the prior stormwater management is part of the new lot. Mr. Clase answered; there was an existing farm drainage ditch and no storm water devices on the property.

Ms. Hendrixson questioned; if the proposed raingarden is proportioned to the site. Mr. Clase answered; credit was being placed for the amended soil.

Boucher & James, Inc – Area and Dimensional Regulations

**ZO Section 175—17.G(2)**, the existing standalone requirement for the garage as an accessory structure. Both requirements as not to be in front of the residence and same distance from street line are not changed by the subdivision. It's outside the front yard setback. The garage existing and will remain in front of the residence as an existing non-confirming.

Mr. Reppa clarified; the accessory structure is not the residential garage. The issue is with the structure to the left of the garage. Mr. Clase explained; the temporary structure is held by four by four wood pieces and no foundation and can be removed at any time. Upon the Commission question for clarification, Ms. Hendrixson indicated the structure is a brick patio with a pergula. Mr. Burke corrected; with a cover, it's considered an accessory structure. If the structure was to remain, it will be considered along the front yard set back and not permitted. The condition is being graded by the new lot line and a variance will have to be obtained, unless the structure is removed. Mr. Clase responded; the homeowner is willing to either relocate or remove the structure.

Upon Mr. Kelso's question of the description of the third structure, Mr. Clase explained; the garage is outside the setback and considered an existing non-conforming in relation to the street line. Ms. Hendrixson questioned; if the garage is to serve the home located in the back of the site. Mr. Clase indicated yes, and an access easement will be provided through the subdivided lot.

Mr. Reppa questioned if there is an apartment located above the garage. Mr. Clase answered; the area is a recreational accessory use as a detached garage.

Mr. Burke questioned the area near the garage of the main dwelling. Mr. Clase answered; the area is approved as a recreational use. Mr. Kelso questioned if the structure is currently used as a residence. Mr. Tabatabai explained; the area is mainly used as an entertainment space with a bathroom and not as an apartment.

#### Boucher & James, Inc - Bike/Hike Path

As per Michael Baker International review letter dated October 16, 2018, the area is not appropriate place for a trail.

Mr. Kelso questioned with the street trees, the overhead electric was not shown. He suggested to have the proposed street trees moved back, so the maple trees can spread out. Mr. Clase agreed to investigate the matter.

#### Bucks County Planning Commission

The storm water management facility maintenance will be the responsibility of the new lot owner. Approval is pending from the Health Department for the proposed septic system.

#### Waivers

**Section 153-20.C.(10)**, existing features within 400 feet any part of the land to be developed to be shown on the plan. The Commission agreed by consensus. Mr. Reppa recommended to show other tax parcels on an overlay included in the plans. Mr. Kelso added; a location map with an aerial of the property will assist as well.

**SALDO Section 153-24.B.(2Xa)** requires the widening of existing streets along a subdivision and **SALDO Section 153-26.A.(3)** requires curbs to be constructed and the existing paved cartway widened along all existing streets on which a subdivision or land development abuts.

**Section 153.25.(C)**, for the bike & hike trail.

Mr. Lowenstein requested clarification of the steep slopes not within the township ordinance requirements, which may require a variance. Mr. Clase clarified; the plan is meeting all requirements and the note was a mathematical error.

Mr. Kelso questioned; if a waiver is needed for not submitting a complete survey of the trees as per comment 3C under the Boucher & James, Inc. review letter. Mr. Clase agreed a partial waiver should be requested under Section 153-34.C. Mr. Kelso questioned if the applicants are agreeing to move the street trees back an appropriate distance from the overhead electric lines. Mr. Clase indicated yes.

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 the Tabatabai Tract Final Land Development plan of a Minor Land Subdivision, where the applicant will comply with comments noted under the Pickering, Corts and Summerson dated October 12, 2018, Bucks County Planning Commission dated October 10, 2018, Michael Baker International dated October 16, 2018, Pennoni & Associates dated October 16, 2018, October 17, 2018 and

Boucher & James, Inc. dated October 17, 2018 review letters. Further, the Planning Commission agrees with requested waivers as ...

Section 153-20.C.(10), concerning location of features within 400 feet of the development, the applicant has agreed to show adjoining tax parcels on an overlay and location map with an aerial of the property.

SALDO Section 153-24.B.(2Xa) concerning widening of existing streets.

SALDO Section 153-26.A.(3) concerning the installation of curbs

Section 153.25.(C), concerning installation of the bike & hike path.

Section 153-34.C, concerning the location of trees. The applicant has agreed to provide a tree sampling survey.

The applicant indicated the amount of slope disturbance was a mathematical error and since been corrected.

Motion Carried 4 to 0.

#### Review & Draft letter to Doylestown Borough – Proposed Wawa

Ms. Mason reported the Doylestown Borough Planning Commission is scheduled to meet tomorrow, Tuesday, October 23<sup>rd</sup> and provided the Commission with a copy of the plans for the proposed Wawa. The Borough also provided the Township with copies of review letters received from professional consultants.

Pennoni & Associates also submitted a review of the plans due to the applicant's traffic engineer included under the full study. Additionally, a draft of the Township's letter is in preparation to submit to the Borough Council President; Jack O'Brien. Ms. Hendrixson added; the point of the letter is to provide an overall list of concerns and suggestions. Mr. Lowenstein suggested to add a statement regarding the pedestrian path and state how valuable it may be.

Upon Mr. Colello providing a status report of the Doylestown Borough plan, Mr. Kelso read the Township's draft letter which outline concerns of the proposed Wawa location as, traffic, pedestrian circulation, lights, noise and overall design. Traffic and pedestrian circulation are a paramount concern for residents of the adjacent community of Doylestown Hunt. Suggestions include, meeting with the Bike and Hike Committee to ensure an appropriate tie in onto the path system. Have lighting design be considered of the neighborhood and lower level during the overnight hours. Having pump top TVs not permitted at site.

Mr. Kelso suggested to word the sentence as we strongly recommend the pump top TVs and outside speakers, other than safety reasons not be permitted on the proposed site. Mr. Colello noted; the suggestion was to have the pump top TVs turned off completely at 10:00pm. Ms. Mason indicated Board Chairperson; Barbara Lyons was pleased with the draft letter.

Upon reviewing the plans, Mr. Kelso noted there is no traffic signal shown on the plan. Ms. Mason indicated; Pennoni & Associate has a traffic plan for South Main Street and Route 202 south bound with an on \ off ramp intersection. Mr. Colello added; a pedestrian crossing with a safety island was also included.

Resident; Michael Marks of 113 Steeple Chase Drive questioned is it possible to have the Township mitigate some of the most dangerous elements of the plan or have the plan scaled back. He suggested to inquire in cutting operations at 9:00pm and ensure the architectural design keeps within the Township's residential theme.

Resident; Penelope Cook of 3 Steeple Chase Drive commented the traffic will cause havoc for their neighborhood with large trucks and fumes. Ms. Hendrixson responded; the Township asked Penonni & Associates to view the plan

and submit suggestions to assist in the matter. All comments and recommendation from Pennoni will be included in the Township letter to the Borough Council.

Resident: Mr. Marks questioned is there anything the Township can do if within six months after the development is completed issues arises. Ms. Mason responded; with the property located on a Pennsylvania Department of Transportation Road (Penn Dot) road, they will need to be made aware of any concerns.

Resident: Colin Cooks of 2 Steeple Chase Drive commented no one wants to address the issues caused by tracker trailers turning radius. The proposed island does not leave enough room. In addition, the 24 hour service will cause additional traffic with deliveries, such as gasoline. Ms. Hendrixson responded; the proposed Wawa is not expected to become a truck stop. Ms. Mason added; Penn Dot will require turning templates be within regulation before the plan is approved. Mr. Colello added; if residents contact Penn Dot regarding the noise, they will need to address the matter.

Resident: Mr. Marks questioned; if the Township can place a recommendation note to the have the Wawa operate 24 hours. Ms. Mason suggested to place a plea with Doylestown Borough. Mr. Colello noted; Borough Zoning has approved the 24 hour operation.

Mr. Kelso noted several issues and recommended Penonni & Associates letter be more direct and provided options that may not be necessary. Some is the issues are noted as, if Penn Dot approves the traffic signal at the ramps, a signal will not be placed at the Wawa entrance. The divides affect the Bucks County Historical Society's access by cutting it off. The design will prevent a left hand turn into the property coming from the Borough. For a strong approach in getting improvements, Mr. Kelso suggested revising the draft letter to include.

Additionally, a crosswalk is shown off the ramp at Route 202 on the Borough's side. Mr. Kelso suggested having a full bicycle pedestrian signalized crossing at all points. Another concern is several options provided for a crossing off Steeple Chase Drive. It would be beneficial to have the township choose an option to have the issue moved forward. Ms. Mason noted; the engineer's letter suggests having the flashing signal located at Steeple Chase Drive.

The radius is not contusive to pedestrian crossing and use large radius for a long crossing. It will also cause cars to move faster and a right turn on red should not be included. This will add another movement that may be detrimental to pedestrian crossing.

Resident: Mr. Marks questioned if a stop sign or traffic signal should be located at Steeple Chase Drive in addition to the traffic light at the Route 202 bypass. Mr. Kelso responded; the Township and Borough can only make suggestion to Penn Dot concerning state roads. However, agreed a traffic signal would be a good way to control speed coming in and out from Main Street. Mr. Kelso suggested adding trees to the area for a gateway and soften the atheistic. Ms. Hendrixson indicated the suggestion will be added onto the letter. Resident: Penelope Cook agreed with having trees planted to act as a buffer for home located directly across from the Wawa.

Ms. Hendrixson provided a summary of what the draft letter will state as requesting Penonni to clarify their statements, having the Wawa close at 12:00am and reopen at 6:00am, no pump top TVs and lower lighting levels during the overnight hours.

Mr. Colello questioned when the right time for the letter to make the right impact will be. Ms. Mason answered; the Borough will make final approval. It's unsure if the October 23<sup>rd</sup> meeting will end with a recommendation and move forward to the Borough Council meeting scheduled for the third Monday in November. Having the letter be approve for delivery tomorrow will be helpful. Ms. Mason will contact Mrs. Lyons to receive approval to submit the revised letter. Once approved, the letter will be emailed to the Borough Council before tomorrow's meeting.

Resident: Mr. Marks requested a copy of the letter be provided. Ms. Mason agreed, once approval is received.

**Adjournment**

Hearing no further business, the October 22, 2018 Doylestown Township Planning Commission meeting was adjourned at 8:28pm.