

**DOYLESTOWN TOWNSHIP PLANNING COMMISSION**  
**Regular Meeting**

~Minutes~

November 25, 2019

7:00 PM

Community Meeting Room  
425 Wells Road  
Doylestown, PA 18901

Members of the Doylestown Township Planning Commission in attendance included Chairperson Judy Hendrixson, Vice Chairman Gregory Reppa, Thomas Kelso, and Ted Feldstein.

Absent member included George Lowenstein.

Township Staff in attendance included Board of Supervisor Liaison Richard Colello and Director of Code Enforcement Sinclair Salisbury.

Absent staff included Township Manager Stephanie Mason and Township Planning Consultant Judy Stern Goldstein.

In Ms. Stern Goldstein's absence, Michael L. Beuke of Boucher & James, Inc. was present

Ms. Hendrixson called the meeting to order at 7:00 PM.

**Review of Minutes**

Mr. Kelso MOVED; seconded by Mr. Feldstein to approve the October 28, 2019 Doylestown Township Planning Commission meeting minutes. MOTION passed 4-0.

**Hammerstein Museum – Preliminary / Final Land Development Plan**

Mr. VanLuvanee, Esquire of Eastburn and Gray, P.C., presented information regarding the land development plan for the Hammerstein Museum. He addressed past plans, the current situation regarding appeals, and informed the board and residents on how operations would run if approved. Ms. Hendrixson inquired regarding adjustments to the plan and what input was still needed. Mr. VanLuvanee noted the only feedback they are waiting for is from the Bucks County Planning Commission.

Questions were then opened to residents. Kathy Katits, 21 Houk Road, and Lisa Mergen, 18 Houk Road, both shared concerns regarding parking in public streets. They noted that East road needed paving, extra traffic would occur, and the road itself is dark.

Mr. VanLuvanee stated valet parking would occur for special events, as they would only be a few times a year. He noted the Museum is subject to court order and provides an enforcement policy. Ms. Katits and Ms. Mergen inquired about parking on the Museum property especially if school buses needed space. Mr. VanLuvanee stated thirty five parking spaces would be enough and would present parking specifics at the next meeting. Ms. Mergen inquired what the maximum occupancy would be for the museum. Mr. Salisbury stated the number would be

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based off building plans when received. Mr. VanLuvanee noted that the next step is a staff meeting and would be completed around January.

**Zoning Ordinance Discussion – Gas Station / Convenience Store Use**

The Planning Commission discussed the current zoning ordinance regarding the opportunity for a gas station and convince store within the Township. Mr. Beuke stated the current zoning ordinance may permit both a gas station and convince store but must be separate uses. As the ordinance is currently vague he recommended creating a zoning ordinance amendment. Mr. Kelso suggested it become a conditional use and that the board set the conditions and inquired where it would be placed within the Township. Ms. Hendrickson suggested reviewing the Township map and viewing details relating to the size of the build. Mr. Beuxe stated the proposed lot area is approximately 5,000 square feet on 2 acres of land. Ms. Hendrixson stated road improvements and traffic needs to be reviewed as well. Mr. Colello stated one acre was studied and asked Mr. Beuke to review 2 acre parcels considered for this project. All members agreed.

Ms. Hendrixson adjourned the meeting at 7:44 PM.