

**Meeting Minutes from the
DOYLESTOWN TOWNSHIP PLANNING COMMISSION
Regular Meeting
February 12, 2020**

The Doylestown Township Planning Commission Regular Meeting was held at 7:00 p.m., Wednesday, February 12, 2020 at 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; Ted Feldstein and Thomas Kelso. Others in attendance included, Board of Liaisons: Jennifer Herring & Nancy Santacecilia, Township Planning Consultant; Judy Stern Goldstein and Township Manager; Stephanie Mason.

Absent: George Lowenstein

Review of Minutes:

On motion of Mr. Feldstein; seconded by Mr. Reppa the January 27, 2020 Doylestown Township Planning Commission meeting minutes were unanimously approved.

Public Comments:

None

Warrington Audi-Porsche – Preliminary Land Development Plan- Continued Discussion

Julie Von Spreckelsen, attorney from Eastburn & Gray, representing the Warrington Audi-Porsche applicant was accompanied by Gary Tilford from Charles D Shoemaker & Associates.

Ms. Von Spreckelsen indicated that the applicant had been before the Planning Commission two weeks ago when she reviewed the separation of the two dealerships as requested by the manufacturers. She indicated that at the time she reviewed the letters from the various Township Consultants that had reviewed the plans and indicated that the applicant was willing to comply with those letters. At the time, 12 waivers from subdivision land development were being requested. In addition, she reviewed the Zoning Hearing Board approvals for the project.

On February 5, 2020, the applicant and the Planning Commission walked the site and had a good meeting addressing some of the concerns related to the project. It was pointed out at the meeting that three of the twelve waivers being requested were not needed. A revised letter requesting nine waivers was submitted and reviewed by the Township Engineer and Planning Consultant.

At this time, the applicant is requesting a recommendation for preliminary/Final land development approval along with the nine waivers.

Mr. Kelso indicated that he appreciated the opportunity to walk the site. He believes it was very helpful. He believes that two issues that were truly resolved in the field were the abandonment of the existing sidewalk between the neighboring property and the improvements along the frontage were acceptable.

He indicated that the waiver regarding landscaping along the frontage should be a partial waiver as it was not necessarily a full waiver.

Ms. Goldstein indicated that Boucher & James staff met with the applicant's landscape architect in the field and was satisfied with the buffer and vegetative area.

Regarding Waiver #5 from Mr. Shoemakers February 7, 2020 letter regarding the 4' high dense buffer, he agreed that planting in informal vs. straight line with some large trees, which could be considered partial and would note it on the plans.

There was discussion regarding Kelly Road and the landscaping proposed along the street. It was indicated that the trees that were there remaining and one was being replaced.

Mr. Kelso suggested that in lieu of a traffic study the applicant should meet with Penn Dot and include the Township Staff and Consultants. Perhaps during that meeting Penn Dot would allow for a revision for the crossing at more of a diagonal from the Warrington Audi-Porsche side vs. the Warrington Township. Since there are future trail system expansion plans in the area it may be the more appropriate. In addition, the applicant is keeping the display parking on that side, not making any improvements.

Mr. Reppa talked about the edge of the cart way on Kelly Road and suggested striping off a bike lane that would improve the roadway for pedestrians and cyclists. The applicant indicated that they were willing to explore this point further this with Penn Dot.

Mr. Kelso made a motion, that the Planning Commission recommends Preliminary/Final plan approval of the Warrington Audi-Porsche project to the Board of Supervisors with the understanding that the applicant will comply with the recommendations in the Boucher & James letter of January 14, 2020, the Boucher & James letter of January 16, 2020, the Baker Engineers letter January 16, 2020 and the Pennoni letter January 20, 2020.

In addition, the Planning Commission recommends that the approval be contingent upon a positive meeting with Penn Dot, if Penn Dot requires no changes to the access point on 611 then the applicant should be granted Preliminary/Final approval. However, if Penn Dot does not concur the applicant agrees to come back to the Planning Commission. However, the intent is to involve the Township staff in the meeting when the applicant engages with Penn Dot. Specifically focusing on the intersection of Kelly Road and 611, proposed improvements for pedestrian crossings, and providing safer pedestrian access on Kelly Road parallel to the project within the roadway.

In addition, the applicant agreed to incorporate the sketch of landscaping along 611 consistent with meeting in the field into the plans. In addition, the Planning Commission supports the nine waivers to the extent that they do not conflict with the Planning Commissions first and second comments.

Mr. Feldstein seconded the motion, the motion carried unanimously.

New Britain Borough – Comprehensive Plan Review

Mr. Reppa indicated that he reviewed the proposed update of the New Britain Borough Comprehensive Plan online and indicated that it looks very good.

Ms. Goldstein indicated that she reviewed it for the connections with the Township, she was disappointed that they did not call out the relationship with the Bike/Hike Committee more or the work that Doylestown Township did with New Britain Borough early on in the process. Their plan focuses on ending where their borders exist.

Mr. Kelso raised a concern about Beulah Road, indicating that people walk along the roadway and that the Borough has looked at possibly closing the road. He also mentioned that Penn Dot has plans for some bridgework along Butler Ave. Mr. Kelso mentioned numerous accidents have occurred at Butler Ave. and Beulah. He was surprised that they did not go into further details in their plans for that area.

There is a light now at Shady Retreat but definitely difficult for people to even walk along Butler Ave. It is hopeful that the pedestrian access will improve with the new university placed housing.

Ms. Santacecilia commented that she has concern about more people living in the area with the new university place and having the ability to walk along Butler Ave. and into the Borough.

Mr. Kelso commented that the Planning Commission had talked with Delaware Valley University in the past regarding the alleyway which is perpendicular to Shady Retreat Road and runs behind the businesses along Butler. The hope was that that it might be further developed into a trail for pedestrians and bicyclists. Perhaps having further dialog with the University and New Britain Borough will spur that on.

On motion of Mr. Kelso, seconded by Mr. Reppa the Planning Commission recommends supporting the New Britain Borough Comprehensive Plan Update, with the encouragement to continue to work with New Britain Borough on connections along Butler Avenue through our Bike/Hike Committee and Planning Commission.

Motion carried 4 – 0

In addition the Planning Commission suggested reaching out to New Britain Borough and encouraging more dialogue.

Homework for next meeting:

Ms. Mason handed out the revised memo from Boucher & James regarding the Proposed Ordinance Amendment on Gas & Convenience Centers.

Ms. Paskman of Rogers Road inquired about what parcels could be impacted.

Ms. Goldstein indicated that it would be C1 & C2 properties that actually qualify within the ordinance guidelines.

Ms. Paskman also questioned when the Grasso Plan might come before the Planning Commission.

Ms. Mason indicated that Grasso would probably return to the Planning Commission at the March 2020 meeting.

Adjournment:

Hearing no further business, the February 12, 2020 Doylestown Township Planning Commission meeting was adjourned at 8:30pm.

Respectfully submitted,

Stephanie J. Mason
Township Manager