

DOYLESTOWN TOWNSHIP PLANNING COMMISSION

Regular Meeting

Monday, February 26, 2024 at 7 PM

Community Meeting Room, 425 Wells Road

Meeting Minutes

The Doylestown Township Planning Commission Regular Meeting was held at 7:00 pm on Monday, February 26, 2024. Members of the Doylestown Township Planning Commission in attendance included Tom Kelso, Chairman; Judy Hendrixson, Vice Chairman; members Jill Macauley and Robert Repko. Others in attendance included Stephanie Mason, Township Manager; Judy Stern Goldstein, Gilmore & Associates and Dan Wood, Board of Supervisors Liaison.

Not in attendance was member Michael Kracht.

The meeting officially began at **7:00 pm**.

Public/Commission Comments

None.

Review of Minutes

On a motion by Ms. Hendrixson, seconded by Ms. Macauley, the January 22, 2024 minutes were unanimously approved.

Presentation

1796 S. Easton Road – Redevelopment Presentation

Kellie McGowan, attorney for the applicant at 1796 S. Easton Road, presented their proposed redevelopment plan. Since presenting a sketch plan before the Planning Commission, the applicant has appeared before the Zoning Hearing Board, and a stipulated agreement has been developed with the Township. The plan would include three parcels at the corner of Edison Road and 611, with most of the improvements occurring on the southernmost parcel in the form of a car wash. The area presents certain challenges due to the proximity of the Neshaminy Creek at the rear, but the applicant wishes to improve upon the riparian corridor in this area. The stipulated agreement includes a sidewalk plan along the 611 and Edison Road frontages, as well as a different layout that allows for more efficiency through the car wash and better circulation throughout the site. In addition, the applicant will be presenting a water recycling system as part of the zoning ordinance and stipulated agreement during land development. Also provided at resubmission will be an explanation of the drying process for the cars leaving the site, to avoid puddling and freezing on the roadways. The applicant is also working with Bucks County Water & Sewer and DEP regarding the improvement of a grinder pump located at the property. A sanitary sewer easement will be provide for future public sewer plans for Edison Village.

Ms. McGowan spoke on waivers that are already known and have been discussed relating to zoning and the non-conforming conditions of the property. Additionally, a traffic impact study has been prepared for the Township and will be subject to another round of reviews. The applicant met with PennDOT, who determined a study was not needed, but noted that the applicant would work with the Township on Green Light Go and any items that may come up in that process.

Abhishek Joshi, PE, PTOE, a Traffic Engineer with Pennoni representing the Township, presented the plans for the intersection of 611 and Edison/Edison Furlong Road, the scope of which is limited to modernization of the intersection. They will also look at pedestrian safety upgrades in the process.

Mr. Kelso questioned pedestrian safety at the driveway on 611.

Mr. Repko questioned the amount of pedestrian traffic in the area and if this was a current issue.

Mr. Joshi said that they would be looking at crash data for the area, but that it is ultimately up to PennDOT how they want to improve the driveway there.

Mr. Kelso suggested anticipating a connection to the Neshaminy Greenway Trail and further development on the other side of 611.

The applicant noted that the sidewalk has been pulled closer to 611 as a result off Pennoni's comments, to allow for better visibility of pedestrians crossing at the driveway.

Ms. McGowan noted that this project does not include improvements to 611 or Edison Road.

Ms. Goldstein added that the sidewalks included on the plan are part of the stipulated agreement.

Mr. Kelso asked how the stipulated agreement is related to Land Development.

Ms. McGowan replied that it provides zoning relief, and that the applicant shall be entitled to Land Development approval subject to completion of certain agreed upon items. It sets the parameters of land development, but those requirements still remain. She added that there is an existing commercial use at the property and that this is a redevelopment, consistent with the conditions related to the existing use.

Ms. Goldstein noted that the stipulated agreement is structured similarly to others that the Planning Commission has seen over the years.

Ms. McGowan added that they anticipate requesting some additional waivers when the plan is fully engineered and presented for Land Development.

There was a discussion of the plan for sewers in the Edison Village area and the grinder pump improvements on the subject property.

Ms. Mason noted that the village is part of the 5-year plan in the recently adopted 537 Plan. The Township will work with Bucks County Health Department and DEP to look at it in the future but over 50 properties are included.

Ms. McGowan again noted that the applicant has had conversations with BCWSA and DEP to handle the rebuild of the grinder pump at the site.

Mr. Wood asked about the additional traffic impact of the car wash.

The applicant replied that it would be about a 1% increase. Ms. McGowan added that a directional signage package would also be put together for review, as managing circulation at the site is very important.

Ms. McGowan concluded that the applicant will be putting together a fully engineered plan and expects to be back before the Planning Commission in April.

Plans Scheduled for Discussion

N/A

Sketch Plans Scheduled for Discussion

N/A

Items Scheduled for Discussion

EV Charging Station Use Model Ordinance

Mr. Kelso commented that the Township does not need to change its ordinance as it is consistent with the County's.

Adjournment

With no other business, the meeting adjourned at 8:14 pm.

Respectfully submitted,

Kaitlyn Finley
Office Manager, Code Enforcement