

DOYLESTOWN TOWNSHIP PLANNING COMMISSION

Regular Meeting

Monday, July 22, 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, July 22, 2024. Members of the Doylestown Township Planning Commission in attendance included Tom Kelso, Chairman; members Jill Macauley, Robert Repko and Michael Kracht. Others in attendance included Stephanie Mason, Township Manager; Judy Stern Goldstein, Planning Consultant Gilmore & Associates; and Dan Wood, Board of Supervisors Liaison.

Not in attendance was Vice Chairman Judy Hendrixson.

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

Public/Commission Comments

None.

Review of Minutes

On a motion by Mr. Repko, seconded by Ms. Macauley, the June 24, 2024 minutes were unanimously approved.

Presentation

N/A

Land Development

33 Neill Drive – Sketch Plan and Proposed Zoning Ordinance Amendment

Presenting the sketch plan and proposed zoning ordinance amendment on behalf of County Builders were Ed Murphy and John Kennedy. The draft ordinance has been redlined and that is the version being discussed currently.

Mr. Kennedy addressed the May 16th review letter from Gilmore and Associates. As a result, they have tried to concentrate on centering the ordinance around the Village Carriage Home use, meant to promote walkability and reinforce the village itself. Now added to the ordinance are a maximum gross site area of 10 acres, a net buildable area of 6 dwellings per acre, a decreased maximum building length to 180' and a revised parking ratio to 2.75 spaces per unit. The changes to the ordinance would accomplish bringing residential to the property which is something the neighbors have stated they would like to see, as opposed to a nonresidential use.

Mr. Kelso asked if the applicant evaluated how the text amendment would impact the rest of the properties in C4 districts.

Mr. Kennedy responded that only two parcels would be affected.

Ms. Goldstein added that the details of the ordinance aimed to limit the properties effected.

Mr. Kelso asked if there was thought given to a map zoning change instead of a text change, adding that he does not believe there is a problem with the proposal of residential properties at the noted density.

Mr. Kennedy stated that they believed a text amendment would be simpler and more advantageous, tying it to the Village. It also helps them to stay away from any age restricted use.

Mr. Kelso asked how the village carriage home differs from a town home.

Mr. Kennedy explained that it is essentially a townhome, but with a limit of three bedrooms, and a certain amount of required garage space.

There was a discussion of the appropriate approach to accomplishing the goal of the applicant, and the issues a map change could present.

Mr. Kracht asked if there is a new site plan under the terms of the current proposed ordinance.

Mr. Kennedy said that the most recent plan has been updated, showing 23 units, and a more traditional townhouse arrangement.

Mr. Kracht noted that he does not oppose the idea of residential at the site but is concerned about drafting the ordinance to meet the needs of the site.

Mr. Kennedy explained that there was a large amount of planning involved at a more grassroots level, involving many discussions with the neighbors.

Mr. Kracht added that he also sees the 2.75 parking spaces per unit as too many. The County is experiencing an issue currently with overdesigned parking.

Mr. Murphy clarified that they do not have a preference when it comes to doing a map change or a text change. The goal is to accomplish what they have agreed upon with the neighbors.

Ms. Macauley asked if the Planning Commission could have access to the discussions with the neighbors.

Mr. Murphy said yes, and that they have been to recorded Board of Supervisors meetings as well.

There was a discussion over whether the ordinance requirements create a barrier to lower cost housing. It was further discussed which other C4 properties might be affected.

Lorna O'Hanlon from Windy Run Drive expressed a concern over the wait time at the traffic light at Ferry and 313, particularly when trying to make a left to go up 313.

Mr. Kelso responded that PennDOT has future plans for rebuilding part of the road there, but the Township has not yet seen those plans. However, the topic currently being discussed is the zoning change. A traffic study will be required during the Land Development process.

Mr. Kelso made a motion to send this forward to the Board of Supervisors with the following: 1) Planning Commission agrees with the type of use proposed and the density, 2) we are concerned about aspects of the ordinance in terms of the definition of the use and how it might be applied in other C4 districts, 3) there is concern over some of the requirements in the ordinance such as garages, putting a

maximum on land area for the overall site, and 4) it has been suggested that the applicant should explore a map change that would accommodate this use within the Fountainville area of Doylestown.

The motion was seconded by Mr. Kracht, citing his concerns as well. After some discussion over the concerns of sending the draft to the Board of Supervisors as it is, the motion was withdrawn as was the second withdrawn.

Mr. Repko added that the concept is supported by the Planning Commission and all parties agree on the project, but all wish to get there using the appropriate platform. More work on the part of the applicant is needed with regards to wording associated with the zoning ordinance amendment.

Other Business

Mr. Kelso made the Planning Commission aware of their presentation to the Board of Supervisors on August 20th at 7 pm, the purpose of which is to provide an overview of what the PC has been doing and what they are working toward. He expressed that he would like to include the County's project at the old Neshaminy Manor site, as well as a discussion of the Broad Street corridor.

Adjournment

With no other business, the meeting adjourned at 8:13 pm.

Respectfully submitted,

Kaitlyn Finley
Office Manager, Code Enforcement