

DOYLESTOWN TOWNSHIP PLANNING COMMISSION

Regular Meeting

Monday, August 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, August 26, 2024. Members of the Doylestown Township Planning Commission in attendance included Tom Kelso, Chairman; Judy Hendrixson, Vice Chairman; members Jill Macauley, Robert Repko and Michael Kracht. Others in attendance included Stephanie Mason, Township Manager; Judy Stern Goldstein, Gilmore & Associates; and Dan Wood, Board of Supervisors Liaison.

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

Public/Commission Comments

None.

Review of Minutes

On a motion by Ms. Hendrixson, seconded by Mr. Repko, the July 22, 2024 minutes were unanimously approved.

Presentation

N/A

Land Development

33 Neill Drive – Sketch Plan

Presenting the sketch plan on behalf of County Builders were Ed Murphy and Kevin Reilly. Since the last appearance before the Planning Commission, the draft ordinance has been redlined and that is the version being discussed currently. As a review, the text amendment would allow for a village carriage home use in the C4 zoning district. Review letters have been discussed and there was a review by the Township solicitor. The highlights of the changes are eliminating the limit to the number of bedrooms, onsite parking spaces, and connectivity to the village. A revised plan has been provided showing these changes, including the inclusion of additional sidewalks.

Mr. Reilly explained that the changes to the plan aim to enhance the existing village, and connect not only the residents in this community, but the neighbors as well. He noted that sidewalks would be added along 313, Neill Drive, and along Ferry to the intersection of Tedwill Drive.

Mr. Kelso opened the discussion to comments from the Planning Commission.

Mr. Kracht asked if the ordinance as proposed would allow for any additions to the plan, or increased density.

Mr. Murphy responded that the plan shows the maximum density allowed by the ordinance.

Mr. Kelso asked for some clarification regarding verbiage used in the draft and made a recommendation for changes. The applicant agreed to the changes and clarification.

There was also a discussion about the façade and exterior design. It was decided that for the sake of the text amendment this need not be discussed now. It can be discussed when there are renderings later.

Mr. Repko suggested a change in the terminology where walkability is discussed. Rather than distance from the “lot” which can be misconstrued, it was suggested to use a term that suggested the center of the community or center of the site as a whole. The applicant agreed.

Nancy Santacecilia asked how many bedrooms the townhouses would have and if any recreation space is provided.

Mr. Reilly responded that they are designed as three-bedroom units. He added that there are no specific recreation spaces, but there are landscape strips and sidewalks.

Ms. Macauley also suggested the addition of a safe, child-friendly amenity.

Mr. Murphy and Mr. Reilly said they would look at it and try to incorporate something when they come back with a plan.

Ms. Goldstein noted that as part of SALDO, there is a requirement for a recreation area or fee in lieu of. Park & Rec will have a review during land development, but there is nothing at this time.

Mr. Repko made a motion to adopt the zoning change with the clarifications as discussed. Mr. Kelso summarized those clarifications. Ms. Hendrixson seconded. Motion carried 5-0.

45 Sauerman Road – Final/Minor Subdivision Plan

Presenting on behalf of the applicant was Larry Byrne, the engineer who prepared the plan. A sketch plan was submitted a couple of months ago, but now they are presenting a plan showing the same layout, but with detailed engineering, and formally requesting minor subdivision approval. All comments in Pennoni and Gilmore review letters are a will comply, and some waiver requests have been identified regarding conservation and stormwater plans. Additionally, after discussion with the Township engineer, some items have been identified as not applicable.

Mr. Kelso noted that the Planning Commission is looking at both the preliminary plan and the Act 537 plan.

Mr. Kracht made a motion to recommend approval conditional upon satisfactory compliance of the review letters. Ms. Macauley seconded. Motion carried 5-0.

Regarding Act 537, Mr. Kelso made a motion to recommend that Township staff be authorized to complete and sign component 4a. Mr. Repko seconded. Motion carried 5-0.

Other Business

Mr. Kelso reported on his presentation at the last Board of Supervisors Meeting. He suggested that the Planning Commission look into our commercial districts and what changes or recommendations could be made to include residential.

Ms. Santacecilia asked for the criteria regarding the recreation fees during land development. She wished to express that there is a responsibility to provide something for the children in the community.

Mr. Kelso replied that it is a matter of scale on how it is approached. There is often a recreation waiver when it is a small area not necessarily conducive to something on site. He added that this will be a point of discussion when the applicant comes in with a preliminary plan.

Adjournment

With no other business, the meeting adjourned at 7:36 pm.

Respectfully submitted,

Kaitlyn Finley
Office Manager, Code Enforcement