

DOYLESTOWN TOWNSHIP PLANNING COMMISSION

Regular Meeting

Monday, November 25, 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, November 25, 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 Sinclair Salisbury, Code Official; 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. Kracht, the October 28, 2024 Work Session minutes were unanimously approved.

On a motion by Ms. Hendrixson, seconded by Mr. Kracht, the October 28, 2024 Regular Meeting minutes were unanimously approved.

Presentation

N/A

Ordinance Scheduled for Discussion

Proposal to Amend Zoning Ordinance – Village Carriage Home Use – Meister – 33 Neill Drive

Ed Murphy, on behalf of the applicant, provided an overview and summary of the amendment to the zoning ordinance as previously discussed at planning commission. There have been multiple drafts of the ordinance which has been revised based on review letters.

There was a discussion as to whether the ordinance should be revised again before advertisement. There was consensus that was not necessary.

Mr. Kelso asked if the carriage homes would be fee simple ownership.

Kevin Reilly, on behalf of the applicant, replied that homeowners would own the building footprint, not the individual lot.

Ms. Hendrixson raised the question of parking spaces and whether the requirement was too much. It was decided that 2.5 per unit would be appropriate as opposed to 2.75 which requires too much impervious.

Mr. Kracht made a motion to recommend to the Board of Supervisors that the amendment to the zoning ordinance be advertised. Ms. Hendrixson seconded. Motion passed 4-0.

Land Development

Fir Line Properties - Preliminary Land Development Plan

Presenting on behalf of the applicant were Jenna Kasman and Jeffrey Brown. Ms. Kasman explained that the applicant had been before the Planning Commission to present a sketch plan and are now back seeking a recommendation for preliminary land development approval. She explained that the approximately 50-acre lot on Edison Furlong Road would be subdivided to create 10 additional lots, with the house on the existing property remaining, for a total of 11 lots.

Mr. Kelso questioned if the applicant was in compliance with submission of the required stormwater maintenance agreement.

Mr. Salisbury indicated that they are.

Mr. Kelso asked for the status of the traffic study. Mr. Brown said that it is under review by PennDOT.

Mr. Kelso noted a request by the PA Historical Museum Commission to do an archaeological study of the site to locate potential resources.

Mr. Brown said studies had been performed by the fish and game commission that were positive.

Ms. Goldstein asked if the applicant agrees to comply with the review letters? The applicant responded yes.

Corey Mitchell of 1262 Pebble Hill Road, who lives adjacent to the property raised the question of the percentage of woods that would be taken out.

Mr. Brown responded that there are 38 acres of woodlands on the site, 18 of which will be disturbed. This is less than the 50% that is allowable for the project. The areas to the rear of the property will be considered woodlands.

Mr. Mitchell asked if it would be mandated for a homeowner to keep the woodlands on their property.

Mr. Brown said that the intent is that future homeowner will not be able to remove them and that is how it will be noted in the HOA agreement. There will also be a deed restriction to that affect.

Mr. Kelso asked what type of on-lot disposal systems will be going in. Mr. Brown said they would potentially be sand mound or septic fields.

Mr. Mitchell asked if the dead ash trees and invasives are required to be taken out and requested an explanation of what is considered woodlands.

Ms. Goldstein noted that the applicant is not required to remove invasives. She added that the area of trees defines woodlands. A quarter acre of trees with a certain caliper would meet that requirement.

Mr. Kelso asked if the applicant would be willing to put together a maintenance plan for the open space, since there would be an HOA. He further asked if there would be any other open space maintained by the HOA.

Mr. Brown replied that the basins will be maintained by the HOA.

Ms. Kasman added that they would look into putting this together.

Mr. Mitchell then asked about the drainage system that would be put in place.

Mr. Brown replied that they would be adding storm sewer inlets, which will collect the water that comes off the back of the property and direct it to inlets. They expect significantly less water specifically on the back area of the property. The intent is to capture as much as possible with swales and inlets, and it is expected that the existing swales will not fill up as much because of that.

Mr. Mitchell asked about the feasibility of putting a berm in the woods.

Ms. Goldstein said that this would be considered woodland disturbance.

Mark Kitchenman of 87 Pickwick Drive had similar concern over the short- and long-term implications to neighboring property owners. He asked if the current topography would be changing drastically.

There was a discussion of the woodlands and drainage nearest his property.

Mr. Brown noted that they would try to maintain as much of the current topography as possible. Some grading will be needed, but they would try their best to minimize the disturbance and keep the flow of stormwater in the existing direction.

Ms. Mason asked if the property would be developed by one developer or potentially individual property owners and/or builders for each lot.

Mr. Brown said they believe the lots would be sold off individually and then a builder chosen by the property owner.

It was noted that all lots would have wells and septic systems.

Ms. Goldstein asked if the applicant agrees to comply with items in the review letters. Mr. Brown said all items are a will comply.

Mr. Mitchell asked about any wildlife or wetland studies.

Mr. Brown said that they ran a PA national diversity index and did a wetland study. The design site will have no impact.

Mr. Kelso made a motion to recommend preliminary land development approval to the Board of Supervisors with the understanding that the applicant has agreed to meet all the requirements in review letters from various consultants, and that the applicant has agreed to look into developing a maintenance plan for the open space, particularly the buffer between adjoining lots. Ms. Hendrixson seconded. Motion passed 5-0.

Mr. Kelso made a motion to authorize Township staff to complete the form on behalf of the Planning Commission and submit the planning module to DEP. Ms. Hendrixson seconded. Motion passed 5-0.

3775 Bristol Road – Preliminary Land Development Plan

Mr. Kelso informed everyone that this item has been withdrawn from the agenda due to conflicts with the applicant.

Other Business

Bucks County Planning Commission – Neshaminy Manor Center Working Group

Mr. Kelso explained that there has been a request, based on the last meeting with the Bucks County Planning Commission, to provide two members of the Planning Commission for a committee to discuss the project. Mr. Kelso suggested Ms. Hendrixson and Mr. Kracht and made a motion to that affect. Mr. Repko seconded. Motion passed 5-0.

Ms. Mason said she would contact the BCPC to let them know who would be participating and a time and place would be set for meeting.

Adjournment

With no other business, the meeting adjourned at 7:55 pm.

Respectfully submitted,

Kaitlyn Finley
Office Manager, Code Enforcement