

DOYLESTOWN TOWNSHIP PLANNING COMMISSION

Regular Meeting

Monday, February 24, 2025 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 24, 2025. Members of the Doylestown Township Planning Commission in attendance included Judy Hendrixson, Chairman; Michael Kracht, Vic Chairman; Tom Kelso, Robert Repko, and Jill Macauley. Others in attendance included Judy Stern Goldstein, Gilmore & Associates; Matt Johnston, Pennoni; Dan Wood, Board of Supervisors Liaison and Stephanie J. Mason, Township Manager.

The meeting officially began at 7:01 pm.

Public/Commission Comments

None.

Review of Minutes

On a motion by Mr. Kelso, seconded by Mr. Kracht, the January 27, 2025, minutes were unanimously approved, with abstention from Ms. McCauley and Mr. Repko.

Presentation

N/A

Land Development

Doylestown Hill – Preliminary Land Development Plan

Present on behalf of the applicant was Dave Shafkowitz, attorney for the applicant. The plan includes three parcels on Turk Road opposite Kutz Elementary School. The proposal is to build residential units of varying sizes. There was a discussion of the paper street that goes through the parcels and whether it should be dead ended or continued. As a condition of zoning approval, the applicant is putting together a traffic study. The applicant is open to suggestions from the Township.

Ms. Hendrixson asked for an explanation of the ownership of the road.

Mr. Shafkowitz said that since the township never took dedication of the road that the road reverts back to the properties that abut the street. There is a question as to whether an easement would be needed to maintain access to the road. They do not want to interfere with existing driveways. This is the biggest question from a development standpoint. Access to the site is an issue as this area abuts the bypass.

Matt Johnston, traffic engineer from Pennoni, noted that there has been no discussion with PennDOT yet. There has been discussion of connecting out to the ramp. The biggest concern is making sure the neighbors maintain access to Turk Road. It is important to determine what PennDOT wants there.

Mr. Kelso noted the Edison Gateway Study which encompassed this area. He noted that when meeting with property owners there was an issue of speeding traffic coming down that ramp, and a lack of access for people visiting the businesses there.

Mr. Shafkowitz noted that this needs a closer look. There are easement rights here. He also noted that if they can improve the condition related to stormwater, they would take that opportunity.

Mr. Kelso noted some leerness with some of the applicant's waiver requests.

Mr. Shafkowitz responded that many of them are related to the road and the uncertainty over what to do there.

Ms. Hendrixson asked if there were any comments from the neighbors present.

Collette Bannon of New Britain Road, who owns the neighboring property said that she has had the understanding that the road was theirs but has had no issue with anyone using it. Whatever would be best and what PennDOT wants, they would be cooperative.

There was a discussion of the property line abutting the quarry and the location of their fence. It was determined that the fence is on the quarry property but is set back some distance.

Mr. Shafkowitz noted the first waiver requested, regarding a site survey. The applicant would like to provide an aerial plan instead. Mr. Kelso noted that it would be helpful to have the existing features in the area identified.

Mr. Karl Janetka, P.E. of Van Cleef Engineering further noted the location of storm sewers and how they intend to connect the properties to sewer by running along the front of the quarry and keeping out of the street.

The second and third waivers requested pertain to dead end streets and private streets. This would obviously be dependent on the study of traffic and what comes out of that.

Mr. Johnston suggested having a discussion with the property owners and doing the full improvement of Snyder Road.

Mr. Shafkowitz noted some issues with doing that, including grading the area and the ownership of it.

There was a discussion about the overflow parking in the proposal. The applicant will comply with the ordinance and currently offers 10 overflow spaces in the plan.

There was a discussion about the driveways out of the neighboring property and which would be safer access. The goal would be to possibly close off one of those access points. It was also noted that the neighbors need to maintain access onto Turk Road.

Ms. Mason suggested that all parties, including the Township and Township traffic engineer, get together with PennDOT to make a further determination.

Ms. Goldstein also recommended that the applicant attend a Bike and Hike meeting to discuss trail connections in the area, one of which is already included on the proposed plan.

Ms. Bannon asked about the change in her property value as a result of the development.

Ms. Mason noted that any changes in assessment are determined by the County Board of Assessment.

It was noted that the additional waiver requests pertain to design criteria, plantings, buffer, etc. There was a discussion about adding some plantings along the quarry side as a buffer. The applicant has been in contact with Mr. Bucciarelli, the quarry owner. He is willing to be of help and work with the applicant.

Mr. Kelso made a motion to table both the preliminary land development plan and the planning module. Mr. Kracht seconded. Motion passed 5-0.

Other Business

Doylestown Borough Comprehensive Plan 2035 DRAFT

Ms. Hendrixson asked if anyone had any comments about the plan.

Ms. Goldstein noted that there are inconsistencies in the plan regarding the Township/Borough boundary. The tax map is correct, but the other areas need to be corrected. Specifically, the area around Mercer Square Shopping Center. She added that in the limited industrial area, they are showing future land use as medium density residential.

It was noted that the Harvey Avenue Sewer Treatment Plant may not be an appropriate area for medium density residential. However, the future land use shows the plant being eliminated in place of medium density residential.

Mr. Repko made a motion to recommend that the Planning Commission wanted to advise that Borough/Township boundary map needs to be corrected to show the correct boundary line between the Township and Borough and be consistent throughout the plan; second, that the Planning Commission questions the comp plan in terms of future land uses and what appears to be the elimination of the Harvey Avenue Sewer Treatment Plant, and a change from Limited Industrial to Medium Density Residential; and third, there is a question as to the Borough's commitment to Light Industrial use.

Mr. Kelso seconded the motion. Motion passed 5-0.

Adjournment

With no other business, the meeting adjourned at 8:09 pm.

Respectfully submitted,

Kaitlyn Finley
Office Manager, Code Enforcement