

DOYLESTOWN BOROUGH PLANNING COMMISSION
January 23, 2018
CORRECTED MEETING MINUTES

The regular meeting of the Doylestown Borough Planning Commission was held at 7:30 PM on January 23, 2018 in the Council Chambers at 57 West Court Street, Doylestown PA 18901. Members present were as follows:

Gus Perea	Chairman
James Lannon	Vice Chairman
Lisa Farina	Member
Heather Mahaley	Member
Karyn Hyland	Director of Building and Zoning
James Dougherty	Gilmore & Associates

CALL TO ORDER: The meeting was called to order at 7:31 PM by Mr. Perea, followed by the Pledge of Allegiance in honor of Martin Corr.

REORGANIZATION: Mr. Lannon nominated Mr. Perea as Chairman; Ms. Farina seconded the motion, and Mr. Perea was unanimously approved as Chairman for 2018. Ms. Farina nominated Mr. Lannon for Vice Chairman; Ms. Mahaley seconded the motion, and Mr. Lannon was unanimously approved as Vice Chairman for 2018.

APPROVAL OF MINUTES: On a motion from Mr. Lannon, seconded by Ms. Farina, the minutes from the December 2017 meeting were unanimously approved as corrected.

LAND DEVELOPMENT WAIVER None.

SUBDIVISION / LAND DEVELOPMENT APPLICATIONS:

2018-01 – Preliminary Review – TP # 8-010-078 – Doylestown United Methodist Church, 320 Swamp Road

Mr. Scott Consortis of Carroll Engineering appeared, representing the applicants. The applicants wish to add an addition with a building footprint of approximately 9,000 square feet. This will require a slight widening of the driveway and the addition of a small parking lot. Everything in the review letters the applicants received is “will comply.”

Mr. Perea and Mr. Lannon referred to the last item on the CKS Engineers letter, referring to the existing water service being sufficient for fire suppression and sprinklers. Ms. Hyland noted that sprinklers would be a part of the building permit review process. The applicants stated that they had received a letter from their fire engineer, who had done some preliminary testing; Ms. Hyland asked that the applicants provide a copy of said letter to the Borough. The applicants also stated that they may wish to confer with the fire department regarding the relocation of the fire hydrant. Ms. Hyland explained to the Commission that the fire hydrant is currently located in the midst of a drive aisle, with bollards to protect it. Ms. Hyland stated that the issue could be reviewed during a field meeting. The applicants agreed that they were prepared to move the hydrant; Ms. Mahaley asked that they ensure that the hydrant is accessible to nearby homes as well.

Responding to a question from Ms. Farina, the applicants confirmed that they had received the Bucks County Planning Commission letter, and that it is all "will comply." They noted that the refuse collection is already present, but is just not depicted on their plans. They have also submitted the module for the sewage facility. Regarding Item #1, Ms. Hyland noted that the applicants meet the buffer requirements.

Responding to a question from Mr. Perea, Ms. Hyland stated that the Shade Tree Commission letter had just be sent today. The applicants confirmed that they had received and read it. They stated that a total of eight trees are being removed. The applicants would like to replace them, and will put together a landscape plan (which will be added to the revised Subdivision and Land Development plans. The applicants confirmed that the Shade Tree letter was also "will comply."

Responding to questions from Ms. Hyland, the applicants stated that they would like to request a waiver from final approval, as well as a waiver from Comment #2 on the Gilmore letter (regarding features within 400 feet of the property line). Mr. Dougherty and Ms. Hyland agreed that these waivers were fairly standard for a project of this scale.

Ms. Farina made a motion to recommend preliminary / final land development approval for the application, with the following conditions: that all letters (January 4 2018 Gilmore & Associates, January 9 CKS Engineers, Shade Tree Commission, and Bucks County Planning Commission) are "will comply;" that waivers 803C2 and 805C2 be granted; and that the relocation of the hydrant be resolved to the satisfaction of the Borough and their Fire Marshal. Mr. Lannon seconded the motion, and it was unanimously approved.

SITE DEVELOPMENT APPLICATIONS: None.

ORDINANCES & AMENDMENTS: None.

NEW / OLD BUSINESS: Ms. Hyland reported that, in regard to the New Business from December 2017, the Borough would not be able to alter the flow or schedule of applications between the Zoning Hearing Board and Planning Commission either legally or logistically. Such a change would not allow applicants to have sufficient time for revisions.

ADJOURNMENT: There being no further business, on a motion from Ms. Farina, seconded by Mr. Lannon, the Commission adjourned at 7:52 PM.

Respectfully submitted,

Dirk A. Linthicum

Meeting Minutes Secretary