

DOYLESTOWN BOROUGH PLANNING COMMISSION
August 28, 2018
CORRECTED MEETING MINUTES

The regular meeting of the Doylestown Borough Planning Commission was held at 7:30 PM on August 28, 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
Kim Jacobsen	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 7:30 PM by Mr. Perea, followed by the Pledge of Allegiance in honor of Martin Corr.

APPROVAL OF MINUTES: On a motion from Mr. Lannon, seconded by Ms. Jacobsen, the Commission voted unanimously to approve the April 2018 minutes as submitted.

LAND DEVELOPMENT WAIVER None.

SUBDIVISION / LAND DEVELOPMENT APPLICATIONS:

SDLD #2018-04 Ashland Walk, LLC, 252, 258 & 260 W. Ashland Street – Preliminary & Final Review

Messrs. Ed Murphy, Kevin Reilly, and Rob Koenig appeared before the Commission, noting that a plan had been approved previously for this same property, featuring a 22,500 sq ft mixed use office and retail building. The applicants are now taking a different direction, proposing 10 residential townhomes. The Zoning Hearing Board approved a special exception in June 2018, to approve transitioning from one nonconforming use to another. Other than some requested waivers (submitted in August 24), the August 22 review letter from Gilmore & Associates has no issues and is “will comply.”

Responding to a question from Ms. Jacobsen, Mr. Murphy stated that the applicants are happy to plant an eighth street tree wherever it will fit, if the Borough Engineer can recommend a location. Mr. Dougherty agreed to assess where an additional tree might be possible. Mr. Reilly presented elevations of the project, stating that there will be 10 townhouse units with a shared 20-foot wide driveway between the two buildings. There will be 18 parking spaces in the unit driveways and 15 in a rear parking lot; each unit will also have 2-car garages. There will be on-street parking as well, for a total of 61 spaces for the units. Mr. Reilly stated that the applicants will also mill and overlay Ashland for the frontage of the property. There will be a 5-foot grass strip and 5-foot sidewalk in front, with an 11-foot garden area of private property.

Responding to a question from Mr. Perea, the applicants stated that the units will be for sale, and that each will be about 4,000 square feet with an option for an elevator. Each unit will have a basement, and there will be an HOA in place for all of the units. Responding to a question from

Mr. Perea, the applicants confirmed that they have been working very closely with their neighbor to the West in order to maintain a retaining wall; they will provide the details to Mr. Dougherty.

The Commission reviewed the project waiver requests. Mr. Perea asked that the applicants be especially conscious of their neighbors when grading within five feet of the property line; the applicants guaranteed that, if anything is disturbed, it will be replaced. The applicants clarified that they are not requesting a waiver from the street tree requirement, as long as a location can be found for the final tree. Ms. Jacobsen suggested that the off-center parking island in the rear could be enlarged, pushing some of the extra parking westward; the applicants agreed. Responding to a question from Mr. Lannon, the applicants stated that all review letters are "will comply."

Mr. Perea opened the floor to public comment. Ms. Amy Wicker, the neighbor to the west of the property, thanked the Commission for mentioning the retaining wall, and complimented the applicants on their communication. Ms. Kay Rock, 306 W. Ashland, stated that she is very excited about the project. She expressed concern about parking on the South side of Ashland, as well as safety concerns related to the intersection with Washington. Ms. Hyland suggested that these concerns could be addressed by the Public Safety Committee and Borough Council. Ms. Rock also asked about some trees in the rear of the property; the applicants stated that the current trees will remain. They also confirmed that there will be no dumpster; each unit will have its own trash bins that will be wheeled out and back. The HOA documents will state that trash must be kept inside, and only placed outside the night before collection. All 10 units will use a common hauler. Ms. Tamera Nicholson, 270 Paine Street, asked whether trash vehicles would be using the driveway to reach the rear parking lot; the applicants stated that trash pickup will be out front. Ms. Amy Wicker asked whether the retaining wall in the rear, near the train tracks, would remain. The applicants stated that they believe they can grade without disturbing the wall on SEPTA's property, and that the wall on their property will be removed (or turned into a knee-wall). Mr. Perea noted that the application would move to the Zoning and Planning Committee, then to Borough Council. Council would then vote, and the application would proceed to legal agreements, recording plans, etc.

Ms. Jacobsen made a motion to recommend acceptance of the preliminary / final land development review plan for Ashland Walk LLC at 252, 258, and 260 W. Ashland Street, in accordance with the submitted plans as well as the following: 1.) that the Gilmore & Associates letter of August 22 is "will comply," and that for Item B 15 (520.E.3[f]) concerning street trees, the applicants will supply all eight trees, subject to assistance from the Borough Engineer; 2.) that the applicants' list of waivers, summarized in their August 24 letter, shall be accepted with the exception of Waiver 8 (regarding street trees as referenced above), which is withdrawn; 3.) that the applicant is modifying the plan to reflect a minimum of a doubled landscaped island opposite the entrance drive, and will relocate the impacted parking spaces to the west so as to maintain all proposed parking; 4.) that the other letters from the Bucks County Planning Commission (August 2), the Bucks County Conservation District (July 27), CKS Engineers (July 9), the Borough Building & Zoning letter (August 7), the Shade Tree memo (August 9), and the Fire Marshal (August 12) are all "will comply." Mr. Lannon added that the applicants will mill and overlay the entire cartway of Ashland for the frontage of the project. Mr. Lannon seconded the motion, and it was unanimously approved.

SITE DEVELOPMENT APPLICATIONS: None.

ORDINANCES & AMENDMENTS: None.

NEW / OLD BUSINESS: Mr. Lannon noted that a course in Subdivision and Land Development review is being offered at Del Val University, if anyone is interested in registering.

Ms. Jacobsen provided an update from the Historic and Architectural Review Board, noting that at a recent meeting HARB had recommended a denial of a demolition request. The Board believes that the property in question has historical significance. The applicants will likely appear before Borough Council to attempt to reverse the decision. Mr. Perea complimented the HARB on their efforts in preserving Doylestown's historic beauty. Ms. Jacobsen noted that the Board has recently begun pushing for window restorations, as opposed to replacements.

ADJOURNMENT: There being no further business, on a motion from Ms. Jacobsen, seconded by Mr. Lannon, the Commission adjourned at 8:30 PM.

Respectfully submitted,

Dirk A. Linthicum

Meeting Minutes Secretary