

DOYLESTOWN BOROUGH PLANNING COMMISSION
October 23, 2018
CORRECTED MEETING MINUTES

The regular meeting of the Doylestown Borough Planning Commission was held at 7:30 PM on October 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
Kim Jacobsen	Member
Lisa Farina	Member
Heather Mahaley	Member
Karyn Hyland	Director of Building and Zoning
Phil Ehlinger	Deputy Borough Manager
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 Ms. Jacobsen, seconded by Mr. Lannon, the Commission voted unanimously to approve the August 2018 minutes as corrected.

LAND DEVELOPMENT WAIVER None.

SUBDIVISION / LAND DEVELOPMENT APPLICATIONS:

SDLD #2018-06 Provco Pinegood Doylestown South LLC, TP# 8-011-041-061 – 425 S. Main Street

Mr. Perea noted that the Commission is in receipt of a letter from Doylestown Township, and stated that it would be taken under advisement. Mr. Ed Murphy appeared on behalf of the applicants, along with Mr. Bill Reardon of Bohler Engineering and Mr. Matt Hammond, traffic engineer. Mr. Murphy stated that their application is a land development plan including detailed engineering drawings. The applicants are in receipt of several review letters generated by the Borough and its consultants; Mr. Reardon has provided a written response to the review comments, and the applicants have no issues with any of the letters. Mr. Murphy noted that there are a handful of waivers being requested, which they can review in detail. Mr. Perea stated that, as long as the contents of the review letters are “will comply,” they can review the plans and proceed to the waiver list.

Mr. Reardon provided an overview of the project, noting that all improvements related to the bank (with the exception of the driveway, which will remain and will be updated to meet PENDOT requirements) are being removed. The driveway will feature one ingress and two egress lanes. A Wawa food market 4,736 square feet in size will be constructed on the property, with 48 parking spaces in the rear and on three sides of the proposed building. A loading and trash area will be located on the Route 202 side of the property. In front of the building will be a proposed A-frame canopy with 6 Multi-Product Dispensers (MPDs) allowing fueling on both sides, for a total of 12 fueling positions. There will also be a “Welcome to Doylestown” sign and a clock tower, in addition to fencing, piers, and other features. A monument sign will also be installed to

show gas prices. Significant landscaping is proposed along the frontage, and along the sides and rear, to supplement existing vegetation. Below grade on the side and rear will be two stormwater management systems, designed to meet the Borough's requirements, as well as County and State requirements for MPD permitting.

The full design plans have been submitted to the Borough and were reviewed by Gilmore & Associates, CKS Engineers, the Shade Tree Commission, the Fire Marshal, and the Bucks County Planning Commission. Mr. Reardon stated that the majority of review comments are "will comply" – either the plans already comply and additional details need to be provided, or very minor modifications have been made to achieve compliance. A total of eight waivers are being requested, found under Item #1 on Page 1 of the Bohler response letter:

- 1.) Section 516(f), from grading within five feet of the property line. Some existing improvements on the property need to be removed, which will cause disturbances close to the property line along the 202 and northern property lines.
- 2.) Section 520.H.2, from the requirement for 10% of landscaping to be within the parking area. The plans show 2.8% to be located in the parking area, as the applicants have focused on providing as much buffering between the property and residential areas. Responding to a question from Mr. Perea, Mr. Reardon stated that the original plans showed an additional row of parking, which pushed the parking area 40 feet closer to the rear property line. The plan was modified to pull the edge of the parking area 40 feet in.
- 3.) Section 520L1, from replacement trees. The applicants are 34 replacement trees deficient; however, they would like to provide a contribution in lieu of these trees.
- 4.) Section 404, for processing the application for both preliminary and final approval. Mr. Reardon noted that, given the time invested in the project over the past year, a significant amount of detail has already been provided.
- 5.) Section 510(h), for curb radiuses less than five feet. These curb radiuses are only on the small landscaped islands around the building, to ensure that the landscaped area was maximized. The curbs do not prevent any vehicle from accessing any spaces.
- 6.) Section 520F1A, from the shade tree requirement along the frontage. The applicants have provided three, while the requirement is four. Due to site lines and the "Welcome to Doylestown" feature, the applicants simply do not have enough room. Mr. Murphy added that if any other space can accommodate the tree, they will provide it or give a contribution in lieu of.
- 7.) Sections 803C2 and 805C2, which are standard waivers for the 400 foot overlap requirement. The applicants have done extensive surveying for all areas of the property and roadway; they will provide an aerial plan.
- 8.) Section 125.3.C(5)(b), to use HDPE pipe in lieu of RCP. Responding to a question from Mr. Perea, the applicants confirmed that they will provide the loading capacities for the material; it is all designed to withstand highway loading.

Responding to a question from Ms. Farina, the applicants stated that the loading area permits one-way traffic. They noted that it is striped as one-way, but they can add some signage to indicate "one way" or "no entry." Responding to a question from Mr. Perea, the applicants stated that the fuel trucks will park to the side of the canopy, between the canopy and the building, where the fuel tanks are located. Responding to a question from Ms. Farina, Mr. Ehlinger stated that the green "Doylestown" sign further down the road will likely be removed if the new entryway structure is built closer to the corner. Ms. Farina stated that removing the sign will allow the sidewalk to be straightened out; Mr. Murphy stated that the applicants would work with Borough staff to line up the sidewalks. Ms. Mahaley expressed a concern about pedestrians crossing from the other side of the road; Mr. Perea noted that the other side of the road is Township land, and

that PENDOT has jurisdiction over Easton Road itself. Ms. Mahaley noted that she appreciates how the project will help slow down traffic entering the Borough.

Ms. Jacobsen stated that the applicants have done a good job screening the parking area, but that it presents as a very large paved area. She suggested providing larger shade trees on the rear or sides to provide more shade. Mr. Reardon stated that the applicants can explore the possibility of taller trees, noting that a water main and an easement create difficulties. Mr. Ehlinger noted that the South side of the property would be more effective for shading the asphalt. Responding to questions from Ms. Mahaley, the applicants stated that the canopy columns would have a "stamped concrete look" to match the gateway features and sign – similar to the Fonthill columns. The building itself will incorporate stone and brick features found elsewhere on Main Street. There are also peaks on the building that are not standard to Wawa structures. Responding to questions from Mr. Lannon, the applicants stated that the canopy features fire suppression systems due to fuel requirements; the building itself does not require sprinklers due to its size. Mr. Perea then opened the floor to public comment.

Mr. Eric Nolan of 17 Meadow Lane thanked the applicants for pulling the parking back and for moving the trash area to the side. He asked for clarification regarding grading within five feet of the property line, which the applicants stated would be done along the north side and southeast corner of the property. Mr. Nolan requested that the fencing be increased to 10 feet in height. Mr. Reardon noted that a 10-foot fence would require a variance from the Zoning Hearing Board, but that the fencing would be made of an interlocking material as previously discussed. Mr. Dave Laustsen of 19 Meadow Lane asked whether a large deciduous tree would remain; the applicants confirmed that it would remain. Mr. Laustsen also suggested that a 10-foot fence be installed.

Mr. Leonard Sheckman of 62 Warden Road, Doylestown Township, stated that he is very dissatisfied with the application and has not received answers to his questions. Mr. Sheckman suggested that the Borough hold a referendum to see if the residents are in favor of the previously-approved zoning change for the property. Mr. Perea noted that the zoning change has already been approved and passed. Ms. June Hendrickson, the Chair of the Doylestown Township Planning Commission, stated that one area of concern is pedestrian circulation and "bike n' hike" features. One request from the Township was that trees be installed on the median road islands; Mr. Perea noted that the road is controlled by PENDOT, but that the Commission has taken the issue under advisement. Mr. Colin Cook of #3 Steeple Chase expressed concerns about traffic – especially large vehicles – as well as light and noise pollution. Mr. Cook requested that Wawa limit its hours of operation between midnight and 6:00am. Mr. Perea stated that light and noise pollution are addressed by Borough ordinances which must be abided by. Mr. Matt Hammond, traffic engineer, stated that the finalized plan includes bike lanes, lining, upgraded pedestrian facilities, a dedicated left-turn area, and a merge area for exiting the property. These plans were submitted to PENDOT, but the review process could take 4 – 6 months. He added that a traffic signal would be installed at the 202 exit ramp.

Mr. Michael Marks of 113 Steeple Chase suggested that the 202 exit ramp light be a "no turn on red" intersection. Mr. Hammond noted that PENDOT would ultimately make that decision. Ms. Rebecca Wells of 100 Steeple Chase stated that her concerns are the height of the Wawa signage, the 2.8% landscaped area in the parking lot, and the limited aesthetic appeal. Mr. Perea explained that the 2.8% landscaping is only within the parking area; the applicants have added 40 additional feet of buffering and a lot of additional landscaping. He noted that the applicants have submitted turn studies that meet Doylestown's zoning requirements. Mr. Reardon added that the applicants are providing more than the required parking, and double the parking of the existing Wawa. Ms. Wells expressed concern that there is only one entrance; Mr. Reardon noted that this entrance is

much better positioned than the existing Wawa, and features two points of egress on the driveway. There is also a "stacking area" to provide for better traffic flow. He added that larger trucks can enter, circulate, and leave the property without impacting other vehicles. Responding to a question from Ms. Mahaley, the applicants stated that diesel fuel will be available, but that only pickup trucks and work vehicles would be utilizing it.

Responding to requests from the audience, Mr. Perea read the letter received from Doylestown Township and addressed to Mr. Jack O'Brien, Council President. Mr. Perea addressed some of the concerns raised by the letter, noting that some are under the jurisdiction of PENDOT. Mr. Ehlinger stated that the Borough has very strict lighting standards that address concerns about spillover; the Borough's and Township's interests are very much aligned in that area. Ms. Hyland stated that the application shows photometric compliance, and that requirement will continue to be enforced after construction. Mr. Perea noted that the Commission's jurisdiction does not include design elements; Mr. Murphy stated that the applicants have been working with the Borough on design details for months.

Responding to additional public comment, Mr. Perea stated that the Borough cannot regulate hours of operation, as long as a business complies with Borough ordinances. Mr. Reardon added that zoning ordinances preclude them from moving the fuel pumps to the rear of the building; Mr. Ehlinger stated that such a move would increase the traffic density for residents to the side and rear. Mr. Michael Marks asked if Township residents would be able to see "some rendition" of the project with improved materials, etc. Ms. Hyland stated that she will contact the Township manager when the Borough receives plans; interested parties can submit a right-to-know request, as it is all public information. Responding to a suggestion that trees could be planted on the road islands, Mr. Ehlinger stated that there are very strict standards when it comes to maintaining such islands, and that these do not allow for trees to be planted there. He noted that the Shade Tree Commission has reviewed the plans and that the applicants have incorporated all of their suggestions. Mr. Ehlinger noted that both the Borough and the Township want safe pedestrians, and a minimum of light or noise pollution. The project will be held to the same standards as any other.

Mr. Nat Vernace of 68 Warden Road asked if construction could begin if the application was approved tonight. Mr. Perea explained that Borough Council would have the final say. Mr. Eric Nolan had additional questions regarding the possibility of a 10-foot fence. Mr. Ehlinger noted that there are regulations which hold fences to seven feet in height; additional height would have to be discussed to see whether it could be handled administratively or via the zoning process. Mr. Perea noted that there is also an 8-foot arborvitae, in addition to the proposed fence. Ms. Jacobsen stated that a 10-foot fence could become a formidable "wall" when seen from inside the property. She suggested that the applicants consider a seven-foot fence along the rear property boundary. Mr. Leonard Sheckman asked why a Wawa without gas pumps couldn't be constructed instead. Mr. Perea stated that this proposal was always for a Wawa with gas pumps; Mr. Lannon added that Wawa does not construct new locations without gas pumps.

Ms. Penny Cook of 3 Steeple Chase asked if plans could move forward before PENDOT has given permission; the applicants replied that they could not until they receive formal permitting from PENDOT. Mr. Michael Marks asked about TV stations and sound equipment at the gas pumps; the applicants replied that these are controlled by Wawa, and that noise, music, etc., could all be controlled during nighttime hours.

There being no further questions from the Commission or comments from the public, Ms. Jacobsen made a motion to recommend preliminary and final approval to Borough Council for

the Provco Pinegood Doylestown South LLC application, based on the applicants' submitted plans provided in the Commission packet and subject to the various review letters (including the October 17 2018 Gilmore & Associates letter), as well as the Bohler Engineering response letter dated October 23 2018, with the following provisions: that the applicants are granted waivers for Sections 516(f), 520.H.2, 404, 510(h), 803C2 and 805C2, and 125.3.C(5)(b); that the applicant will work with the Borough on removing the existing "Welcome to Doylestown" sign in order to properly align the sidewalk; that the applicant will work with Borough staff to increase the height of the fencing along the rear property line; that the applicant will also sign and mark the loading area as "one-way" to prohibit 2-way thru traffic; and that the applicant will work with Borough staff regarding the October 23 letter from Doylestown Township in overall consideration of any points within their control; and with all remaining items subject to PENDOT authority. Ms. Farina seconded the motion, and it was approved on a vote of 4 – 1 (Ms. Mahaley dissenting).

SITE DEVELOPMENT APPLICATIONS: None.

ORDINANCES & AMENDMENTS: None.

NEW / OLD BUSINESS: None.

ADJOURNMENT: There being no further business, on a motion from Mr. Lannon, seconded by Ms. Jacobsen, the Commission adjourned at 8:54 PM.

Respectfully submitted,

Dirk A. Linthicum

Meeting Minutes Secretary