

DOYLESTOWN BOROUGH PLANNING COMMISSION
January 22, 2019
MEETING MINUTES

The regular meeting of the Doylestown Borough Planning Commission was held at 7:30 PM on January 22, 2019 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
Steve Walsh	Gilmore & Associates

CALL TO ORDER: The meeting was called to order at 7:40 PM by Mr. Perea, followed by the Pledge of Allegiance in honor of Martin Corr.

APPROVAL OF MINUTES: On a motion from Ms. Farina, seconded by Ms. Mahaley, the Commission voted unanimously to approve the October 2018 minutes as corrected.

LAND DEVELOPMENT WAIVER

2018-03 – Revised Submission – 66 E. Oakland Avenue, TP #8-8-353, Anthony & Anita Trasatti, property owners

Mr. Rob Cunningham of Holmes Cunningham Engineering appeared on behalf of the applicants. He stated that the applicants had appeared in March 2018, and that the Commission had requested that they go to the Historic and Architectural Review Board to obtain their approval. They have subsequently obtained a HARB recommendation. Mr. Cunningham noted that the Commission's concerns were primarily parking, orientation, building height, and the overall appearance of the project. The appearance issues have been resolved with the HARB, and their plans have been revised to resolve the parking issues. An external stairwell has been removed to allow cars to park closer to the building. Responding to a question from Mr. Perea, Mr. Cunningham stated that the wheel-stops are 16.5 feet away from the sidewalk, and that the stairwell is now internal to the building. Mr. Cunningham stated that they can comply with all of the notes in the Gilmore & Associates review letter, with just two comments that they would like to review.

Mr. Cunningham stated that the first item (Comment D2) involves a parking stall located beneath a staircase; he noted that the staircase is 5' at its lowest point, so the front end of a vehicle will fit beneath. The second item (Comment D3) involves the trash enclosure, which he stated would be shielded by either a solid vinyl fence or a fence painted to match the building. Responding to a question from Mr. Perea, the applicants stated that they would use a standard roll-away unit for trash. Responding to a question from Ms. Hyland, the applicants stated that the stacked parking stalls are intended for the dwelling units. Responding to a question from Mr. Perea, the applicants stated that they will label those spaces with "For Tenants Only" signage, or something similar. They explained that the business is primarily service-oriented, and that there is not a high volume of customers arriving there. Responding to a question from Ms. Mahaley, the applicants stated that two company vehicles will be parked on-site overnight, but that they will be gone during the day to allow for customer parking.

Mr. Perea noted that the applicants have addressed the concerns raised by the Bucks County Planning Commission letter, and that they have been approved by the HARB. Responding to a question from Ms. Farina, the applicants stated that Item #2 on the January 10 CKS Engineers letter (dealing with the water main / water service) is a "will comply." Ms. Farina noted that fire suppression is not required.

Ms. Farina made a motion to recommend approval of the Land Development Waiver to Borough Council, with the understanding that the January 9 2019 Gilmore & Associates review letter is "will comply," and based on the following conditions: 1.) that the parking be designated as tenant and customer only; 2.) that, as per section D3, the color of the trash enclosure will match the color of the house or be a white PVC material; and 3.) that the CKS Engineers letter dated January 20 2019 is "will comply." Mr. Lannon seconded the motion, and it was unanimously approved.

SUBDIVISION / LAND DEVELOPMENT APPLICATIONS:

SD/LD #2019-02 – Preliminary & Final Review, 561 N. Main Street, TP #8-5-11-2, McDonald's Doylestown rebuild

Ms. Kelly McGowan of Eastburn and Gray P.C. appeared on behalf of the applicants. They are seeking to rebuild the McDonald's restaurant, replacing the structure that was damaged by fire. Modifications have been made that will improve the condition of the property as well. Mr. Mike Jeitner of Bohler Engineering noted that the property is within the floodplain and partially within the floodway; therefore, the building will be relocated further toward the frontage, moving it out of the floodway. The existing building is 3,854 square feet with a basement, bringing it to a total of 5,200 square feet. The new building will be 4,073 square feet and will sit on a slab, with no basement. Access to the property will remain the same, and parking is generally the same although a trash enclosure will be moved, bringing their total parking down to 16 spaces (above the required 14).

Mr. Jeitner stated that the south and north curb lines would not be changed, and that the existing trench grates would be replaced and upgraded. The building will be 35 feet from the road to be in conformance with set-back requirements – there are no variances requested at this time. The sidewalk will remain the same, although the ADA ramps will be upgraded to comply with PENDOT and ADA guidelines. The new trash corral will be located toward the edge of the property and will be a 15x30 masonry structure with locking gates to contain two dumpsters. This will result in the loss of three parking spaces, but will also reduce impervious coverage by nine or 10 square feet.

Mr. Jeitner highlighted the upgraded drive-thru area, which will be a side-by-side style with two ordering stations to improve flow and reduce stacking. He stated that the bypass lane and side parking are not being changed, although they will be modernized with new pavement. The front of the site will feature upgraded landscaping and sidewalks, as well as sidewalk access to the front of the building. The play area will be removed (to be replaced with digital games inside). The ADA parking spaces in the side lot will have a crosswalk to reach the building. The loading and unloading area will be on the south side of the building; they anticipate a 10 – 15 minute delivery timeframe in the late mornings or mid-afternoons. Mr. Jeitner stated that the project is exempt from stormwater requirements. There are five flood requirements, which the applicants will fulfill: obtaining the Borough flood certificate, obtaining necessary DEP permitting, preventing an increase to downstream impact, holding the same elevation, and floodproofing the building for 18 inches. Responding to a question from Mr. Perea, the applicants confirmed that

the egress driveway is northbound-only. Responding to a question from Mr. Perea, the applicants stated that cars will actually move through the post-order stations more quickly with the dual ordering system; they have also added a pull-forward window.

Mr. Jeitner stated that the applicants had met with Borough staff twice, and have exchanged numerous emails and other communications. He displayed a rendering of the prototype "modern" McDonald's building, and then presented a work-in-progress design featuring a HardiePlank exterior and "tower" elements in brick, with a cultured stone water table.

Mr. Jeitner stated that they have received several CKS Engineers review letters. The only comment that is not "will comply" is one that recommends replacement of the water main; the applicants are in discussion about that item. The Bucks County Planning Commission letter is also "will comply," as are the contents of the ADA letters. The applicants have received their Bucks County Conservation District approval. The floodplain and floodway elements are also "will comply." The January 10 letter from Gilmore & Associates is "will comply" except for several waiver requests.

Ms. McGowan stated that the first waiver request is Page 2, Item B, for both preliminary and final approval. The second waiver request is for section 511A, to use 5' sidewalks (which are still ADA-compliant) rather than 6'. The third waiver request is for section 520H2, for a minimum of 10% landscaping in the parking lot. The applicants are proposing 8.2%, as they have added landscaping and are improving what is currently in place. The fourth waiver request is for section 801, from the Sewer and Feasibility report. The site currently has public sewer, and they anticipate a lower sewer flow. The fifth waiver request is for sections 803C2 and 805C2, from providing information within 400 feet of the property. The proposal is for a redevelopment and rebuild, and the applicants have all the information they need to assess the impact. The sixth waiver request is for the tree requirement under section 803C6. The seventh waiver request is for section 805A6, from the sheet size of 24x36. The applicants also requested a new waiver for section 520H4, regarding buffering along the sides of the property, as the existing conformity will remain. On the advice of the Commission and Borough staff, the applicants withdrew that waiver request. They stated that all other items are "will comply."

Responding to a question from Ms. Farina, the applicants stated that their floodplain layout is in line with the most up-to-date map. Responding to a question from Ms. Mahaley, the applicants stated that there are no issues with flooding or stormwater management on the site. Responding to a question from Mr. Perea, the applicants stated that the CKS Engineers letter is also "will comply." Regarding Item 6 on Page 2, the applicants stated that there was a recommendation that the asbestos cement pipe along the property frontage be replaced. The applicants would like to reserve the right to meet with CKS and discuss the matter, since it is a cost item. Mr. Perea encouraged the applicants to continue their talks and to discuss the issue very seriously.

Responding to a question from Mr. Lannon, Ms. McGowan stated that, as there is no change in scope and all accesses are remaining the same, the applicants have no plans for a traffic impact study. The applicants noted that the Doylestown Fire Company would still like to see a final set of construction documents. Ms. Mahaley suggested that all pedestrian crosswalks be clear and well-marked. Mr. Perea recommended that the applicants continue to work with the Borough on the appearance of the building, and thanked the applicants for their efforts so far.

Ms. Farina made a motion to recommend preliminary and final approval for the SD/LD application, based on the Gilmore & Associates letters dated January 10 2019 and January 15 2019 with the following waivers granted: sections 404, 520.H.2, 801, 803C2 and 805C2, 805C2,

803C6, 805A6, and adding 511A, and all other items being “will comply”; with the CKS Engineers letter of January 11 2019 being “will comply” (and with the Commission strongly suggesting continuing a dialogue regarding the asbestos cement water line); with the Bucks County Planning Commission letter being “will comply”; with the Shade Tree letter being “will comply”; with the applicant having obtained their approvals from the Bucks County Conservation District; and provided the applicant will continue its dialogue with the Borough regarding the architectural aesthetics. Mr. Lannon seconded the motion, and it was unanimously approved.

SITE DEVELOPMENT APPLICATIONS: None.

ORDINANCES & AMENDMENTS: None.

NEW / OLD BUSINESS:

Annual Report

The Commission reviewed Ms. Hyland’s report on their 2018 activities. Responding to a question from Mr. Perea, Ms. Hyland stated that a new Comprehensive Plan has not been included in the 2019 budget; while it is still a very important item, the Borough is facing many expenses for the year. Ms. Hyland added that the largest outstanding item from the previous Comprehensive Plan was the development of the Broad Street corridor; a party interested in developing the old Intelligencer site has been preparing a draft overlay ordinance. The overlay ordinance is being modeled on the center of town.

2019 Reorganization

On a motion from Ms. Farina, seconded by Ms. Mahaley, the Commission voted unanimously to retain their 2018 organization for another year, with Mr. Perea serving as Chairman and Mr. Lannon serving as Vice Chairman.

ADJOURNMENT: There being no further business, on a motion from Mr. Lannon, seconded by Ms. Farina, the Commission adjourned at 8:44 PM.

Respectfully submitted,

Dirk A. Linthicum

Meeting Minutes Secretary