

DOYLESTOWN BOROUGH PLANNING COMMISSION

April 23, 2019 MEETING

MINUTES

The regular meeting of the Doylestown Borough Planning Commission was held at 7:30 PM on April 23, 2019 in the Council Chambers at 57 West Court Street, Doylestown PA 18901. Members present were:

Chairman Gus Perea
Vice Chairman James Lannon
Lisa Farina
Heather Mahaley
Kim Jacobsen
Karyn Hyland, Director of Building & Zoning
James Dougherty, Gilmore and 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. Farina, seconded by Ms. Jacobson, the Commission voted unanimously to approve the March 2019 minutes, as amended.

LAND DEVELOPMENT WAIVER: None.

SUBDIVISION and LAND DEVELOPMENT:

2018-05 - Preliminary and Final Review – Arcadia at Doylestown, 263 N. Main Street, TP #08-005-065, 08-005-066 & 08-005-067, Arcadia at Doylestown Holding LP, Property Owner

Kellie McGowan of Eastburn and Gray P.C. appeared, representing Arcadia at Doylestown, to continue the discussions from last month's meeting. Ms. McGowan noted most key aspects have been reviewed, although questions had arisen last month regarding the Lacey Avenue entrance. Since the last meeting, they have gone back and updated the renderings to show the correct driveway slope. The plans and renderings now show the clear sight triangle and site lines for cars coming out from the Lacey Avenue entrance. The Lacey Avenue entrance shows a clearance of 7 feet, 1 inch, which complies with code and allows most vehicles, although it will not allow vans to access from that point. There is less than three feet of grade change into the parking garage. The slope will continue into the garage at a minimum 6% at the driveway access, increase to 12% at the entrance to the garage, and slope back down to 6%. In response to Ms. Farina's question, no parking spots will be lost due to this. Ms. Jacobsen also suggests a bump bar outside the garage, or type of overhead clearance bar, to alert drivers if their vehicle is too high to enter.

Ms. McGowan provided the revised waiver letter, with the additional waivers included from last month's recommendations. She did confirm all waivers are 'will comply, including the several new waivers listed including those regarding the Lacey Avenue entrance.

Ms. Jacobsen made a motion to recommend to Borough Council the preliminary and final land development application, pursuant to revised plans as submitted and described by the applicant. The motion was seconded by Ms. Farina and all were in favor.

ORDINANCES and AMENDMENTS: None.

OLD/NEW BUSINESS: Ms. Jacobsen reminded the Commission of the upcoming HARB Walking Tour, now scheduled for June 2nd at 2pm.

ADJOURNMENT: There being no further business, on a motion from Ms. Farina, and seconded by Ms. Jacobsen, the Commission adjourned at 8:00 PM.

Respectfully submitted,

Amy Kramer Meeting
Minutes Secretary