

DOYLESTOWN BOROUGH PLANNING COMMISSION
AUGUST 27, 2019
MEETING MINUTES

The regular meeting of the Doylestown Borough Planning Commission was held at 7:30 PM on August 27, 2019 in the Council Chambers at 57 West Court Street, Doylestown PA 18901. Members present were as follows:

Chairman Gus Perea
Vice Chairman James Lannon
Kim Jacobsen
Lisa Farina
Heather Mahaley
Karyn Hyland, Director of Building and Zoning
James Dougherty, Gilmore & Associates
Mayor Ron Strouse

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 May 2019 minutes as corrected.

LAND DEVELOPMENT WAIVER

2019-07 – Starbucks, 498 North Main Street, TP# 08-05-207 & 08-05-208

Carrie Nase, an attorney with Fox Rothschild LLP, appeared on behalf of both the owner of Starbucks and the owner of the Doylestown Shopping Center, with plans to reconfigure the current drive-thru to improve flow, make the area more efficient and install new menu boards. The plan will also include the relocation of six parking spaces to a currently under-utilized area of the parking lot. There will be no net gain or loss of parking, but will improve handicapped accessibility to include a modified sidewalk and adding a new entrance door that is also handicapped-accessible facing North Main Street.

In response to the fact that there will be a net loss on impervious area with one tree being removed, Ms. Jacobsen expressed concern regarding the placement of the three replacement tree plantings, considering there are areas with gas line easements and overhead lines that may make tree plantings there impossible. Ms. Nase noted they are planned to be in the grassy area between the sidewalk and the curb. However, if that area is not feasible, they will work with their landscape architect and the Borough on what would be best. Ms. Nase also explained the owner of Starbucks is happy to cooperate with finding an appropriate area for the trees anywhere within the shopping center. In addition to the other safety precautions, there will be signage for pedestrians as well as a more defined, painted, striped area to encourage proper traffic flow. All items of recommendations from the Gilmore and Associates letters will be complied with; one issue needing clarification is the request of a second handicapped parking space, which will be reviewed as part of the permit process.

On a motion from Ms. Jacobsen, seconded by Mr. Lannon, the Commission voted unanimously to recommend to the full Council the acceptance of the plans as submitted with the following clarifications: that the applicant will install gore striping at the entrance to the drive-thru and further clarification on the planting of trees.

SUBDIVISION / LAND DEVELOPMENT APPLICATIONS:

SDLD #2019-08 – Arcadia at Doylestown Holdings, Amended Final Review, 263 North Main Street, TP# 8-5-64, 8-5-65, 8-5-66, & 8-5-67

Kelly McGowan presented, on behalf of the applicant, with amended plans for final review to now include 59 residential units, increased from the originally approved 46. Jason Duckworth, Arcadia, Rob Cunningham, civil engineer and Chris Williams, traffic engineer, also appeared to discuss what they feel is an improved plan. The newly-acquired lot at 257 North Main Street has allowed the additional units and the plans now include an increased lot size with a larger parking area, which works out to be one parking space per bedroom, and approximately 2000 feet of increased green space on the property. While the architectural concept of the project has not changed, the gabled architecture on the front has now been added to both sides and the lobby has been moved to the other side of the entrance. This allowed an additional elevator. Also, with the additional space, there are 33 planned two bedroom units and 26 one bedroom units. The rooftop terrace has been expanded in size as well and traffic flow within the parking lot is improved. Clearances and site distances will be enhanced along with the planned traffic calming.

In response to questions from Ms. Mahaley, Ms. McGowan explained the additional green space will be designed as a dedicated dog walking area and courtyard area but will not necessarily increase the number of trees planned.

Joseph Patton of 35 Doyle Street appeared on behalf of his neighbors to pass along his thoughts of the plan. He is in favor of the improvements this will make to the Main Street area and now that he has seen further details of the new plan, he is even more impressed with it and knows most of his neighbors feel the same.

On a motion from Ms. Jacobsen, and seconded by Mr. Lannon, the Commission voted unanimously to recommend approval of the final review as submitted, with a 'Will Comply' to all letters of recommendation from Gilmore and Associates, including accessibility and requested waivers, as well as letters from the Borough water department, fire department and Shade Tree Commission. Some final items will be determined through zoning with Borough staff and the permitting process.

ORDINANCES & AMENDMENTS: None.

NEW / OLD BUSINESS:

Ms. Jacobsen reminded the Commission the HARB Walking Tour is now scheduled for Sunday, October 20 at 1pm, beginning at her home.

ADJOURNMENT: There being no further business, on a motion from Ms. Jacobsen, seconded by Mr. Lannon, the Commission adjourned at 8:35 PM.

Respectfully submitted,

Amy Kramer
Meeting Minutes Secretary