

Doylestown Borough Planning Commission
August 25, 2020
Meeting Minutes

The regular meeting of the Doylestown Borough Planning Commission was held at 7:30PM on August 25, 2020 via Zoom.

Members present were as follows:

Chairman Gus Perea, Vice Chairman, James Lannon, Lisa Farina, Heather Mahaley, and Kim Jacobsen

Also present were:

Karyn Hyland, Director of Building & Zoning, James Dougherty, Gilmore & Associates, John VanLuvanee, Bill Rearden, Adam Goodman, Doug Zegel, Donna Zebley, Dr. Naline Lai, Deb Donnelly, Augusto Salvab, Steve Veinacho, Colleen Schlotter, Thomas Foral, Mark Baker, Jill Rosenthal, John Hornick, Jian Chen, James Fullam, and Jeff Bean.

CALL TO ORDER: The meeting was called to order at 7:35PM by Mr. Perea.

APPROVAL OF MINUTES: On a motion from Mr. Lannon, seconded by Ms. Farina, the Board voted unanimously to approve the June 23, 2020 meeting minutes

LAND DEVELOPMENT WAIVER:

SD/LD/W #2020-14 – 68-70 S. Main Street, Jian Chen, Building Addition, TP# 08-008-278

Mr. Baker reviewed the background of the project. It has a gross area of 6,352 square feet and is currently used as two retail spaces on the first floor, as well as two apartments on the second floor, and one apartment on the third floor. The applicant proposes to reconstruct a portion of the first floor and extend the second floor to match the footprint of the first. The footprint will remain unchanged. Applicant proposes to increase the parking lot impervious coverage by approximately 66 square feet in order to lengthen some of the existing parking stalls at the rear of the building. Applicant has requested a waiver from land development for the proposed improvements.

Mr. Perea referred to Gilmore & Associates letter concerning the proposal to alter the rear entrance to the building. Ms. Hyland reviewed the visual plans and the Commission discussed accessibility. One to two parking spaces would be reversed to accommodate the ramp. After Mr. Perea asked the Commission if they had any comments or questions, the response was none. A motion was made by Ms. Jacobsen, seconded by Mr. Lannon to approve the preliminary application as submitted with the expectation to comply.

SUBDIVISION/LAND DEVELOPMENT APPLICATIONS:

SD/LD # 2020-05 – 318 N Main Street, 318 N Main Street Realty Associates, LLC, Proposed Commercial Development, TP# 08-05-27

Mr. VanLuvanee began the presentation concerning Phase 1, Chase Bank was approved and spoke about phase two concerning the proposed CHOP facility at 318 N. Main Street. They have

entered a long-term lease with CHOP. Mr. Baker reviewed the subdivision concerning the rear of the property and they have entered into easement with existing Smiths Auto. Subdivision includes Smiths Auto and Doug & Karen's workshop. Ms. Schlotter, Director of Primary Care for CHOP has 40 years of experience and is looking to bring the CHOP facility from Doylestown Township to Doylestown Borough. Dr. Lai, Pediatrician at CHOP Primary Care introduced herself. The new CHOP facility will host various services such as Mental Health, Nutrition and Community Space for education.

Mr. Reardon commented on concerning the original plan. When Phase 1 was approved, the plan showed two points of entry. They have since revised the plan for one access point to enter and a rear access onto Atkinson Drive to eliminate "cut thru". Mr. Rearden continued to say there are 81 proposed parking spaces and 55 is required.

The Commission reviewed the report from Gilmore Associates:

- Zoning – type of use is for Primary Care
- Subdivision was reviewed
- Allowable height of the building is 33 feet however it's a first story and is below maximum height
- Buffer yards for parking was addressed and to provide additional landscaping

Mr. Baker continued about the "triangle" spot behind the property with regards to the many trees in that area. 173 trees will need to be removed and 44 are dead and many Ash Trees are showing infestation. Mr. Perea asked Mr. Baker to coordinate with the Borough Arborist to get an accurate amount of trees and a waiver will need to take place of any trees being removed. Mr. Baker agreed to work together with the Borough concerning this matter.

Mr. Rearden continued the discussion concerning storm water management. The minimum pipe size requirement is 18 inches and they plan to install 15 inch pipe, which will connect with existing pipe to Atkinson Drive. Pipe material will be HDP. Mr. Reardon continued they will comply with requirements from Gilmore & Associates and CKS.

Mr. VanLuvanee spoke about the Traffic Impact study; it's been submitted but not yet reviewed. Mr. Perea requested the Engineer review the study and defer to the next meeting.

Ms. Jacobson asked about the parking spaces and if it is planned curbing or bumper. Mr. Rearden replied curbing.

Mr. Perea asked if there were any questions/comments from the Commission and there was none. Mr. Perea asked the public if they had any questions/comment.

Public Comment:

Mr. Jim Fullan, 256 N Main Street asked if the Zoning will change in the triangular location of the property. Mr. VanLuvanee responded it will remain the same as Planned Industrial.

Mr. Doug Zegel, 31 Doyle Street – owns the property within the triangle location also had the same question about change in Zoning, this project will cleanup his property and he is pleased to announce he has no intentions to develop.

Paul West, 37 Doyle Street – concerning the property line on the western edge of the property, with respect to landscape, he asked for additional detail on the shrubbery being planted (species and height). Mr. Goodman explained after speaking with area neighbors and a hard-fence will be installed along with double-sided landscaping.

Ms. Farina asked if the fence could be extended along the southwest of the property and Ms. Jacobson concurred.

Mr. Perea requested to table the approval under the notion that Mr. Goodman coordinate with the Borough Arborist to account for every tree and the traffic study has been reviewed.

ADJOURNEMENT: There is no further business, on a motion from Mr. Lannon, seconded by Ms. Farina, the Commission adjourned at 8:55PM.