

DOYLESTOWN BOROUGH PLANNING COMMISSION
FEBRUARY 25, 2020
MEETING MINUTES

The regular meeting of the Doylestown Borough Planning Commission was held at 7:30 PM on February 25, 2020 in the Council Chambers at 57 West Court Street, Doylestown PA 18901. Members present were as follows:

Chairman Gus Perea
Vice Chairman James Lannon
Lisa Farina
Kim Jacobsen
Heather Mahaley
Karyn Hyland, Director of Building and Zoning
Phil Ehlinger, Deputy Borough Manager
James Dougherty, Gilmore & Associates
Leslie Salisbury, 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.

REORGANIZATION: On a motion from Ms. Jacobsen and seconded by Ms. Mahaley, the Commission voted unanimously to re-elect Mr. Perea and Mr. Lannon as Chair and Vice Chair of the Commission.

APPROVAL OF MINUTES: On a motion from Mr. Lannon, seconded by Ms. Jacobsen, the Commission voted unanimously to approve the November 2019 minutes.

LAND DEVELOPMENT WAIVER: None.

SUBDIVISION / LAND DEVELOPMENT APPLICATIONS:

#2020-01 –Goodman Acquisitions 5, LLC, 318 North Main Street, TP #08-005027, Preliminary & Final Review
Zack Silbertsen from Eastburn and Gray presented plans on behalf of Goodman Acquisitions, along with Bill Reardon, project engineer, and Adam Goodman. Mr. Goodman, representing the commercial developer from Jenkintown, is excited for the opportunity to join the Borough and reviewed the proposed project, which includes a minor land development tweak to remove the existing Dairy Queen and replace it with a Chase Bank facility of approximately the same size. The building will be rotated 90 degrees and one access point on Main Street will be removed. Street frontage and landscaping as well as a drive-thru ATM are proposed as well. The existing 20 parking spots will remain and are more than sufficient for the bank's needs.

Bill Reardon went over the review letters and their response; for the most part, all suggestions are 'Will Comply', and he provided their letter of response to the Commission. Clear site triangles can easily be provided and a 15 foot buffer yard will be included in the plan, to the north of the property where there is residential use. The parking area is extremely close to the property line; the proposed plan shows an existing nonconformity and will be improving it as much as possible by expanding the buffer from the current three feet to seven feet. This will be an improvement although still not reach the required 15 foot buffer requirement. The Shade Tree Commission reviewed the plan as well, and likes the landscaping. The applicant is willing to make some adjustments to the lighting and spillover.

Waivers being sought include section 404, to permit a combined preliminary and final approval as well as Section 8 125 c35b regarding the type of pipe materials, and the subsection a involving pipe size. The rear lot is lower than the front lot and the changes will allow for that. Section 516f, to permit grading within five feet of the property line, section 520g regarding the 15 foot buffer, and section 520L1, to permit fewer than the required number of replacement trees. Part of the area cannot have shade trees planted, due to the existing sanitary sewer line. In response to questions from Mr. Perea, Mr. Reardon explained that there are no trees currently planned to

be replaced but that is still under review. After a lengthy discussion regarding the typical contribution to the Borough Shade Tree fund in lieu of trees not planted as part of a project, Mr. Perea reminded the applicant that there must be wording added to the application that further discussion will need to continue to move this plan forward. Ms. Hyland noted that the standard contribution is \$100 per inch (width) of replacement tree required.

Although the layout of the building is important to Chase Bank, they are flexible regarding building materials, according to Mr. Goodman. Mr. Ehlinger explained that the Borough has no control over the aesthetics of the building, the Historic and Architectural Review Board may have input for the project. In response to the offer to meet with the HARB, Mr. Goodman feels that would be fine. Meeting with them for input would not be a binding requirement, but rather a critique and HARB would be willing to give it. Ms. Jacobsen questioned Mr. Goodman regarding the back part of this property and what is planned for it. Mr. Goodman noted they do plan to develop that part of the lot at some point, although there is nothing formal in place currently.

On a motion from Ms. Jacobsen and seconded by Mr. Lannon, the Commission voted unanimously to recommend to Borough Council approval of preliminary and final land development for this application, based on plans as presented and pursuant to the letters from Gilmore and Associates, Bohler Engineering, CKS Engineers, Bucks County Planning Commission, Bucks County Conservation District, Borough Public Works, Shade Tree Commission, and Doylestown Fire Company, in which all items are 'Will Comply'. Also included is the addition that the applicant will work with Borough staff on the number of replacement trees suitable for the site as well as contributions for those not able to be accommodated on the site. Also noted in the motion is the fact that the waiver regarding the buffer is for the width only, and not on the plantings themselves.

#2019-10 – Calkins Investment, 333 North Broad Street, TP #8-5-4-4, 8-5-4-3, & 8-5-4-4, Preliminary & Final Review

Ed Murphy appeared on behalf of the applicant to introduce the project, along with Matt Hammond, traffic consultant to discuss the traffic aspect of the plan. An initial traffic study was presented to the Borough, and a second, expanded study was requested. That has also been submitted to the Borough. A revised land development plan will be submitted at a later date.

Mr. Hammond explained the two traffic studies prepared at this point and they have received a review letter from Gilmore and Associates in response. An expanded study was then requested, to include six additional intersections connected from Route 611 down to Doyle Street and up to the Veterans Lane area. In all, ten intersections were reviewed during the AM, PM, and Saturday peak times. The study also focused on access point improvements on Atkinson Drive and Broad Street. After analyzation of the studies, it is determined that at this point, a traffic light at the location is not warranted based on the required PennDot criteria. According to Leslie Salisbury of Gilmore and Associates, a three-way stop would not be the best option as there are signals at all the other local intersections and it could potentially throw off the balance of the flow. She feels a more thorough, 12-hour study would be helpful. Traffic studies typically look at peak use hours (AM/PM) and the current studies are not showing traffic activity that meets criteria for a traffic light.

Mr. Perea suggested meeting with PennDot to discuss this project. After much discussion, Mr. Hammond agreed to do 12 hour studies as well as set up a meeting with the applicant, Borough staff and PennDot, to request a traffic signal. Mr. Ehlinger feels this potential traffic light would fit well into the Broad Street corridor signal plan and the applicant is willing to work with all involved to determine how to prove to PennDot this would be warranted. Mr. Ehlinger advised that this area would benefit from having the intersection widened with a larger radius and that is already being developed on the Borough park side of the intersection. The applicant will continue to work with the Borough on that as well.

ORDINANCES & AMENDMENTS: None.

NEW / OLD BUSINESS: None.

ADJOURNMENT: There being no further business, on a motion from Ms. Farina, seconded by Mr. Lannon, the Commission adjourned at 8:50 PM.

Respectfully submitted,

Amy Kramer
Meeting Minutes Secretary