

DOYLESTOWN BOROUGH PLANNING COMMISSION

APRIL 27, 2021

MEETING MINUTES

The regular meeting of the Doylestown Borough Planning Commission was held virtually at 7:30 PM on April 27, 2021. Members present were as follows:

Chairman James Lannon
Vice Chairman Gus Perea
Kim Jacobsen
Lisa Farina
Heather Mahaley
Karyn Hyland, Director of Building and Zoning
James Dougherty, Gilmore & Associates
Borough Council President Jack O'Brien
Borough Council Vice President Noni West
Mayor Ron Strouse

CALL TO ORDER: The meeting was called to order at 7:30 PM by Mr. Lannon, followed by the Pledge of Allegiance in honor of Martin Corr.

APPROVAL OF MINUTES: On a motion from Mr. Perea, seconded by Ms. Mahaley, the Commission voted unanimously to approve the March 23, 2021 minutes.

LAND DEVELOPMENT WAIVER None

SUBDIVISION / LAND DEVELOPMENT APPLICATIONS:

#2020-07 – Arcadia at Doylestown Holdings LLC, TP# 08-005-038, 08-005-039, 08-005-040

Kellie McGowan, Jason Duckworth, Eric Carlson, Rob Cunningham and Chris Williams appeared to discuss the plans again. Since the initial plan presentation in 2019, there have been many adjustments and use and dimensional relief approvals through the Zoning Hearing Board. There has been a long-agreed decision to retain the original Victorian twin home as well as the existing commercial building, and transforming that into a residential building.

Jason reviewed the specifics of the review letters and responses. The Gilmore letter regarding BCWSA; all comments are 'Will Comply'. The second letter from CKS Engineers regarding water issues are also 'Will Comply'. The Gilmore letter from Jim Dougherty included 44 responses; 38 of them are 'Will Comply'. Item B13 regarding plantings, B20 regarding a traffic study; a revision has been completed and supplied. The applicant is requesting a waiver for item C1, which concerns stormwater management. Item D7 concerns a garden path from the back door of building 3 to its carport. This is not intended to be a public walk. The applicants don't feel this is required to be ADA compliant and are requesting that design be permitted as submitted. Item D9 pertains to the existing sidewalk; this will be replaced after receiving approval from PennDot regarding the reconfiguration of the driveways. After previous discussions regarding vehicular traffic into the property, the applicants were able to widen the 16 foot entrance to 20 feet.

Mr. Perea is still very concerned with vehicular traffic into the property, especially delivery and trash trucks at what is already a busy intersection, and discussion was lengthy. Chris Williams explained there will actually be significantly less traffic as the commercial uses at this property will be residential instead. In response to questions from Mr. Perea regarding the stacked parking, Jason explained the process. The parking spaces are standard size. Ms. Jacobsen asked if it was possible to reconfigure parking for buildings 3 and 5 in order to allow for a larger turning radius for trash trucks. She is very concerned with the tight turning areas for trash trucks. However, building 5 was configured to allow for more space between it and the Belvedere homes. Rob then reviewed the turning radius changes to allow for larger trucks and trucks with snow plows. Heather asked if there is room to pass on the right when approaching from the traffic light; there is not enough width if a car is stopped

to make a left into the community and will cause a backup of traffic. This may happen as there isn't room for a car to go around a turning vehicle. Chris Williams agreed that this may happen, but reiterated there should be less traffic into the property with the new proposal as residential use. This type of neighborhood, in a walkable town and with maintenance-free living, will draw residents of empty-nesters or young couples and will probably not include many children, according to Jason.

Ms. Jacobsen also asked if there could be more consideration to the architectural details to be more typical for Doylestown Borough. Jason noted the style will be more contemporary but they will consider the history of the buildings.

Kellie reviewed the most recent waivers requested based on the Gilmore letter, regarding stormwater management issues with respect to stormwater pipe diameter and material as well as cover height and managed release. A waiver is also requested for concurrent preliminary and final plan review, dedication of additional right-of-way, and the 20 foot driveway width, as discussed. Minimum curb radius of 10 feet to be maintained for the existing condition of the driveway as well as parking within 20 feet of the exterior wall of the buildings, depth of 18 feet for parking stalls behind the buildings, permit tandem parking, permit curb lines in parking areas with radius of smaller than five feet where applicable, permit grading within five feet of property line as well as trees and landscaping. The Shade Tree Commission has been involved in this and is in agreement with the waivers requested regarding plantings.

Denise Blasdale spoke on the plan regarding her concern with overflow parking, should residents have visitors. Jason did note there are several visitor parking spots, and the property is within a one-minute walk to the County Parking Garage.

On a motion from Mr. Perea, seconded by Ms. Jacobsen, the Commission voted to approve the plan with denial of waivers regarding driveway width and radius as well as stacked parking. This led to a vote, with the following results: Mr. Perea and Mr. Lannon voted to approve as noted, Ms. Jacobsen, Ms. Farina and Ms. Mahaley voted against. Kellie offered to consider a motion for preliminary only in order to continue with the planning process with the Borough. Ms. Jacobsen expressed concern with the number of residential units and suggested the applicant reduce the number of units. However, this meeting is the final meeting to discuss and vote on this plan before the June 1 deadline for Borough Council to offer a decision. After the deadline explanation, it was discussed that a recommendation or no recommendation at all would need to be decided on at this meeting.

Owner of 224 North Main Street spoke on the application as well. She feels the traffic concerns would be worse if the buildings were left as a fully-leased commercial property.

The applicant is willing to withdraw the waiver request of a concurrent preliminary and final approval, which will allow the process to move forward and then return to the Planning Commission.

Jacobson move to recommend to Borough Council to move forward with a preliminary land development plan, conditioned on the applicant revising the traffic movements within the project to demonstrate an improved circulation and potentially reducing the square footage of new construction proposed. Ms. Farina seconded that motion. Roll was as follows: Mr. Perea and Mr. Lannon: no, Ms. Jacobsen, Ms. Farina and Ms. Mahaley: yes. Preliminary approval recommendation is granted and will be sent to full Borough Council.

ORDINANCES & AMENDMENTS: None

NEW / OLD BUSINESS: None

ADJOURNMENT: There being no further business, on a motion from Ms. Jacobsen, seconded by Ms. Farina, the Commission adjourned at 9:05 PM.

Respectfully submitted,

Amy Kramer
Meeting Minutes Secretary