

DOYLESTOWN BOROUGH PLANNING COMMISSION
JUNE 22, 2021
MEETING MINUTES

The regular meeting of the Doylestown Borough Planning Commission was held at Borough Hall at 7:30 PM on June 22, 2021. Members present were as follows:

Chairman James Lannon
Kim Jacobsen
Lisa Farina
Heather Mahaley
Phil Ehlinger, Deputy Borough Manager
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. Lannon, followed by the Pledge of Allegiance in honor of Martin Corr.

APPROVAL OF MINUTES: On a motion from Ms. Jacobsen, seconded by Ms. Farina, the Commission voted unanimously to approve the April 27, 2021 minutes.

SUBDIVISION / LAND DEVELOPMENT APPLICATIONS:

#2021-02 – People’s Security Bank & Trust

Kellie McGowan and Rob Cunningham presented application for a full demolition of the current building and a bank with a remote teller built in its place. The Zoning Hearing Board already granted relief including front yard setbacks and a special exception for the zoning district as a financial business service. Entrance locations are proposed to remain, although PennDot is looking for some realignment of the driveway to bring it closer to Clemens Road. The applicant would prefer it remain as it exists currently. Phil agrees with PennDot for different reasons and feels it would be more aesthetically pleasing as PennDot has requested.

All comments in the Gilmore review letter are Will Comply. A waiver regarding parking spaces was requested, to be 18ft deep rather than 18.5 feet, including the area near the night drop which will allow for more landscaping space as requested by Shade Tree Commission. Waiver 510D has been withdrawn as it doesn’t apply to this application. Sidewalks are to be replaced in kind, as well as an extension to the sidewalk to eastern property line. Phil reminded the applicants that the curb is also responsibility of the property owner. All sidewalk comments are Will Comply.

Landscaping comments are all Will Comply and a detailed landscape plan will be provided. An additional street tree will be planted on Main Street, although a waiver was requested for the street tree required on Clemens Road. Ms. Mahaley would like to see a street tree in the area of the ATM, although Kellie noted it may be a sight triangle issue as well as cause problems with utility lines overhead. There are five required street trees, and the applicant will work with the Borough to get as many into the landscape plan as possible. A waiver may be requested for several. The existing bamboo will be removed and will be replaced with other landscaping. A waiver was also requested regarding the required traffic study for the trip generation analysis as it is clear the bank traffic will be significantly less than Wawa. Accessibility comments are all Will Comply as well including signage. It has been agreed that the Borough may use the parking lot when the bank is closed; the property owners will work with the Borough on those details.

CKS Engineers letter regarding water is Will Comply, as well as the Bucks County Planning Commission review; it was noted the request to remove the abandoned water service is dependent on PennDot’s approval, although any issues are not anticipated. A planning module waiver will be requested regarding sewer, as much less water will be used. The Borough Fire Marshall letter is also Will Comply; the building will include a sprinkler system. Phil noted there may be an additional fire service line required.

On a motion from Ms. Jacobsen, seconded by Ms. Farina, the Commission voted unanimously to recommend to Borough Council Preliminary and Final Land Development plan approval for the application to include the following conditions: The June 14 Gilmore letter comments are 'Will Comply', with at least three street trees planted of the required five, the applicant will notify Borough Engineer of wall inspection date, waivers outlined on Holmes Cunningham letter as noted. The Public Works letter, Bill Fielder's letter, Building and Zoning Director's letter, Doylestown Fire Company's letter and Bucks County Planning Commission letter are all Will Comply. Applicant will relocate driveway as per PennDot's request.

ORDINANCES & AMENDMENTS: None

NEW / OLD BUSINESS: Concept Layout for SD/LD #2020-07 – Arcadia at Doylestown Holdings – 228 North Main Street

Jason Duckworth, Arcadia president and Rob Cunningham discussed improvements as a concept layout asking for suggestions on the proposed parking lot and layout of the buildings. The new proposal includes the full removal of the office building at 228 North Main Street, which would allow for a full 24 foot wide driveway, withdrawing a previously requested waiver, and allowing for a fully PennDot compliant driveway. The new plan also allows for a bit more open space, a small dog park, and enhanced landscape and hardscape. This will allow for trash trucks and fire trucks to pull in easily and maneuver safely.

Mr. Lannon asked for clarification on the new hardscaped area; those details need to be worked out with the landscape architect. In response to questions from Ms. Mahaley, Mr. Duckworth explained this allows for five guest spaces along with the homeowners spaces. Parking in the alley ways will be prohibited to allow for delivery trucks etc. Ms. Jacobsen would like to see a tree added to the base of the entrance drive; Mr. Duckworth noted all details are still being worked out and revised and that will be considered. The applicants were grateful for input and suggestions from the commission and a future submission is anticipated.

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

Respectfully submitted,

Amy Kramer
Meeting Minutes Secretary