



Planning Commission Meeting

Borough of Quakertown



July 9, 2015

In Council Chambers of Borough Hall

At 7:00 pm

BOARD MEMBERS IN ATTENDANCE:

Jon Roth – Chairman

Fred Tirjan – Vice Chairman

Cathy Gillahan - Secretary

Michele Scarborough

Philip Abramson

Michael Orzel

William Kee

Ronald Heller

BOARD MEMBERS NOT IN ATTENDANCE:

Michael Haywood

ALSO IN ATTENDANCE:

Douglas Wilhelm, Building Code Officer

Katherine Renner - Recording Secretary

| <u>AGENDA</u> | <u>DISCUSSION</u> | <u>ROLL CALL</u> | <u>DENIAL/ APPROVAL</u> |
|--------------------|---|--|---|
| PROCEEDINGS | <i>Meeting called to Order by Jon Roth at 7:00 pm</i> | | |
| MINUTES | <i>Approval of March 12, 2015 Meeting Minutes</i> | <i>Ron Heller made a motion to approve the March 12, 2015 minutes; Cathy Gillahan seconded the motion.</i> | <i>March 12, 2015 Minutes were approved with no discussion.</i> |

| <u>AGENDA</u> | <u>DISCUSSION</u> | <u>RECOMMENDATION / ROLL CALL</u> | <u>DENIAL/ APPROVAL</u> |
|--|--|-----------------------------------|-------------------------|
| <p><i><u>Dunkin Donuts</u></i> <i><u>224</u></i> <i><u>W. Broad Street</u></i></p> | <p>Mr. David Herbert spoke, the company I represent is a licensed Dunkin Donuts franchisees which we plan to own and operate the building. We met with Borough Council at the site to answer questions with the exterior & site plan, and reviewed some requests and concerns that they had. All of those concerns and ideas were incorporated into what you are seeing tonight.</p> <p>The exterior of the building is done in all earth tone colors and the siding is all stone. The colors of the stone for the building are fairly muted to be able to bring warmth to the building. The original awnings were the orange color that goes with the Dunkin Donuts colors but we changed them to a dark brown as well as the background color of the siding. The siding is a hardy plank cement board that will not flake or become discolored over time. All to enhance and beautify the building. We feel that the materials that we have chosen fit very well within the décor of the surrounding buildings down town.</p> <p>We are not proposing any changes for extending the building in any way, it is the existing footprint, and the site plan is the existing layout. The parking lot configuration and the number of parking spots will stay the same. However we made two (2) slight improvements at the request of Quakertown Borough Council. Number 1, the triangular shape space in the back was virtually off limits due to the previous owners placing bollards to keep people from going in there. We proposed to open up the triangle space for employee parking, this way the employees will not be taking away any general parking spaces. Number 2, the concern for the drive-thru pulling out onto Broad Street/ Route 313. We were informed that Broad Street/ Route 113 could someday become a two-lane traffic road and it was not recommended for people to try to pull out into traffic. We were asked if we could have the traffic from the drive thru exit out onto the side street, Second Street. We agreed and already changed the design plan to show the traffic exiting out onto Second Street. The design plan shows that we increased the side concrete area to not only accommodate for outside seating but also to direct the drive-thru traffic onto Second Street. We were more than willing to make these two changes and work with Borough Council only to help enhance the Dunkin Donut building.</p> | | |

| <u>AGENDA</u> | <u>DISCUSSION</u> | <u>RECOMMENDATION</u> | <u>ROLL CALL</u> <u>DENIAL/ APPROVAL</u> |
|---------------|--|-----------------------|---|
| | <p>Phil Abramson asked if people were going to have to make a left hand turn on to Second St and quickly turn right to get back out onto Broad Street/ Route 313 or could they go down Second Street and try to make a left hand turn on to Front Street to get back to Broad Street/ Route 313?</p> <p>Mr. David Herbert, from our understanding, since within the near future Broad Street/ Route 313 will become a possible 2-way road, that we will have everyone exit from the parking lot onto Second St., which will be a one-way access from Broad Street/ Route 313 towards Juniper St.</p> <p>Ron Heller was wondering where the trash bins would be placed and where deliveries would be made?</p> <p>Mr. David Herbert indicated that the trash bins are to go in the triangle employee parking area and deliveries are to come in through the rear door. Both of those vehicles will be able to come in off Apple Alley and then continue to follow to Second St.</p> <p>The hours of operation will be 5:30am to either 9:00 or 10pm.</p> <p>Two big planters which are located in the front of the property sidewalk will be removed to have outside seating available for the patrons.</p> <p>Phil Abramson directed a question to either Lisa or Doug; What was the thought process on exiting out onto Second St. instead of Broad Street/ Route 313?</p> <p>Lisa Gaier stated the Council's concerns were that with the new traffic pattern anticipated for that area, the consumers traveling down to Doylestown know everyone is already jockeying for position in that stretch of road with one lane going straight and two turning lanes.</p> | | |

| <u>AGENDA</u> | <u>DISCUSSION</u> | <u>RECOMMENDATION</u> | <u>ROLL CALL:</u> <u>DENIAL/ APPROVAL</u> |
|---------------|--|-----------------------|--|
| | <p>Now with the much-anticipated traffic going to Dunkin Donuts in the mornings and trying to pull out onto Broad Street/ Route 313 all the while everyone realizing there is not a passing lane then move from the lane back to correct lane was a big safety issue. Also in light of the PMOU, understand that it is supposed to be a pedestrian use area. Moving the Dunkin Donut's exit on to Second Street and extending the outside seating promotes the pedestrian use there, keeping with what Council did when they enacted the PMOU and still allows people to make their way back over to continue down towards Doylestown.</p> <p>Cathy Gillahan voiced a concern with having people trying to make their way back to Broad Street/ Route 313 by the way of left on Juniper and left on Front St. It is an impossible intersection to make a left hand turn.</p> <p>Ron Heller said it would be interesting to see if the Borough could put signage up to direct the traffic flow west on Apple Alley, to turn right onto Third St, and turn right onto Broad Street/ Route 313.</p> <p>Lisa Gaier confirmed that we can and will encourage to have signage put up to direct the traffic pattern to go west on Apple Alley to Third St and back to Broad Street/ Route 313.</p> <p>I feel the directional signs to direct the traffic safer way, is the most reasonable, and logical solution to that problem, not to mention an easier kind of fit in still keeping with everything the Borough is trying to do and accomplish here in the downtown area. With this being the only drive-thru all the way down, until you get into Doylestown, I believe this is a great suggestion.</p> <p>Jon Roth made known that he was glad to have Lisa Gaier, Council Member, with us tonight to hear all of the Planning Commission's concerns and then Council can address them.</p> | | |

| <u>AGENDA</u> | <u>DISCUSSION</u> | <u>RECOMMENDATION / ROLL CALL</u> | <u>DENIAL/ APPROVAL</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------|--|--|-------------------------|-----|-------------|-----|----------------|-----|---------------|-----|-------------|-----|---------------------|-----|------------|-----|-----------------|---------------|------------------|-----|----------|-----|-------------|-----|----------------|-----|---------------|-----|-------------|-----|--|
| | <p>I feel this is a wonderful use of an awkward size parcel lot and with the Borough adding the directional signage, should only help with bringing customers in and getting them back on their way again.</p> <p>Can we make a motion to accept or deny this project along with a recommendation for Council to install the directional signage to get back to Broad Street/ Route 313 by the way of Apple Alley and Third St.?</p> <p>Doug Wilhelm stated there has to be 2 separate votes made, one to accept or deny the project and the other vote is for the Planning Commission's recommendation of the directional signage for getting back to Broad Street/ Route 313 by the way of Apple Alley and Third St.</p> | <p>Phil Abramson would like to make a motion to accept the plans for the new Dunkin Donuts, located at 224 W. Broad Street.</p> <p>Michael Orzel seconded the motion.</p> <p>Jon Roth asked Cathy for a Roll Call Vote <i>Roll Call was issued:</i></p> <table border="0"> <tr><td>Jon Roth</td><td>Yes</td></tr> <tr><td>Fred Tirjan</td><td>Yes</td></tr> <tr><td>Cathy Gillahan</td><td>Yes</td></tr> <tr><td>Michael Orzel</td><td>Yes</td></tr> <tr><td>William Kee</td><td>Yes</td></tr> <tr><td>Michele Scarborough</td><td>Yes</td></tr> <tr><td>Ron Heller</td><td>Yes</td></tr> <tr><td>Michael Haywood</td><td>Absent</td></tr> <tr><td>Phillip Abramson</td><td>Yes</td></tr> </table> <p>Ron Heller made the motion for directional signs to be put up to direct traffic west on Apple Alley, right on Third Street and back to Broad Street/ Route 313.</p> <p>Michele Scarborough seconded the motion.</p> <p><i>Roll Call was issued:</i></p> <table border="0"> <tr><td>Jon Roth</td><td>Yes</td></tr> <tr><td>Fred Tirjan</td><td>Yes</td></tr> <tr><td>Cathy Gillahan</td><td>Yes</td></tr> <tr><td>Michael Orzel</td><td>Yes</td></tr> <tr><td>William Kee</td><td>Yes</td></tr> </table> | Jon Roth | Yes | Fred Tirjan | Yes | Cathy Gillahan | Yes | Michael Orzel | Yes | William Kee | Yes | Michele Scarborough | Yes | Ron Heller | Yes | Michael Haywood | Absent | Phillip Abramson | Yes | Jon Roth | Yes | Fred Tirjan | Yes | Cathy Gillahan | Yes | Michael Orzel | Yes | William Kee | Yes | <p><i>Dunkin Donut's Project approved 8 to 0</i></p> <p><i>Directional signs for getting back out to Broad Street/ Route 313 approved 8 to 0</i></p> |
| Jon Roth | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fred Tirjan | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Cathy Gillahan | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Michael Orzel | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| William Kee | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Michele Scarborough | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Ron Heller | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Michael Haywood | Absent | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Phillip Abramson | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Jon Roth | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fred Tirjan | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Cathy Gillahan | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Michael Orzel | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| William Kee | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Michele Scarborough

Yes

Ron Heller

Yes

Michael Haywood

Absent

Phillip Abramson

Yes

| <u>AGENDA</u> | <u>DISCUSSION</u> | <u>RECOMMENDATION / ROLL CALL</u> | <u>DENIAL/ APPROVAL</u> |
|--------------------------|--|---|---|
| Old Business | Not at this time | | |
| New Business | Not at this time | | |
| Executive Session | Webinar: The Benefits of a Planning Commission | | |
| Adjourn | Jon Roth asked if we could have a motion to adjourn. | Ron Heller made the motion along with Phil Abramson seconding it. | The July 9, 2015 meeting adjourned. Next meeting August 13, 2015 |

Recording Secretary: *Katherine Renner*