



Township of Northampton
55 Township Road
Richboro, PA 18954

**PLANNING COMMISSION MEETING OF
MARCH 12, 2019
MINUTES**

Members Present

Edward Ingle
Dr. Arthur Friedman
Patrick McGuigan
Andrew Gannon

Excused

Michelle Druding
Steve Saddlemire
Mark Shapiro

Others Present

Jacob Rigg, Township Engineer
Craig Bryson, PLA, Township Planner
Mike Solomon, Director of Planning and Zoning

Mr. Gannon called the meeting to order at 7:30 PM and led the Pledge of Allegiance. There was also a moment of silence for those in our armed forces.

Minutes

A motion (Friedman/Ingle) was made to approve the minutes from the January 8, 2014 meeting.

Approved - 4-0 (Druding, Saddlemire, and Shapiro absent)

Consideration of Plan - McDonald's, SLD 18-10 - Preliminary/Final Plan of Land Development (950 Second Street Pike)

Attorney James Kratz, Esq. was present on behalf of the applicant along with Sandra Martel, Real Estate Portfolio Manager for McDonald's. In addition, the applicant's architect Robert Goldman and local owners were present.

Mr. Kratz gave a presentation that primarily focused on the renderings and architectural drawings that are proposed. He added that McDonald's is looking to add a drive-thru lane and there has been considerable discussion with the Township over the design of the building. He noted that the property is located in the Village Overlay District, which requires compliance with the Township's design guidelines.

In his opinion, he noted the architectural concerns raised in the July 26, 2018 correspondence from Mike Solomon have been addressed. At this point, he presented a packet to the Commission members outlining correspondence and color renderings of the proposed project.

He stated that at a recent meeting with Township representatives he requested a point by point response to the modifications that McDonald's has made to the design. He added that the play area is existing and that it should not be within the scope of any modifications.

Mr. Kratz went through specific items related to the ordinance and noted how the applicant has complied.

Mr. Bryson stated that from a big picture perspective, the building does not fit with the vision of the Village Overlay District. Dr. Friedman reiterated this sentiment. Mr. Kratz stated that the Planning Commission should give a recommendation specifically related to the ordinance criteria. He talked about the color and other modifications that the applicant has made to the proposed building.

Mr. Ingle inquired if the proposed building fits with the current model for McDonald's. Mr. Goldman, architect, noted that there are branding requirements related to the McDonald's and talked about the standards and color packages. There was considerable discussion regarding this matter and specific criteria related to the design of the building.

Mr. Kratz stated that there is a cost to any modifications and that all approvals need to be approved by McDonald's corporate office. Mr. Kratz noted that the Township raised an idea about adding a porch to the façade and that it was not economically feasible.

Mr. Kratz noted that there are other items raised in the review letters, including a requirement for a parking variance. However, it is his opinion that these matters can't be resolved until there is agreement regarding the architectural design of the building. It was noted that the Addisville Commons development that is currently under construction is the design that the Township is seeking.

Mr. Gannon noted that the proposed rendering has an industrial look and there was considerable discussion regarding the challenges of a renovation of an existing building. At this point, there was further discussion, including the design of the Spread Eagle Inn, the current windows on the property, the possibility of stone on the façade, and the potential cost of many of these improvements. As a result, it was recommended that all these matters be reviewed by the Commission and this matter be tabled to a future meeting.

Mr. Ingle and Mr. Gannon stated that McDonald's is certainly an important part of the Northampton community and the Township would like to see a resolution to this matter.

Other Business

There being no further business, the meeting was adjourned.

Respectfully Submitted:

Michael T. Solomon
Director of Planning and Zoning