

Borough of Doylestown Zoning & Planning Committee

Meeting Minutes

Meeting Date: Monday, January 16, 2018
Scheduled Time: 6:00 PM
Location: Council Chambers

Present

Councilpersons present were Susan Gordon and Don Berk. Staff present was Karyn Hyland, Director of Building & Zoning, and Steve Walsh of Gilmore & Associates.

Call to Order

The January meeting of the Zoning & Planning Committee was held in the Council Chambers of Borough Hall, 57 W Court Street on Monday, January 16, 2018, and was called to order at 6:00 PM.

Review and Approval of Minutes

The review and approval of the December 2017 meeting minutes was tabled until the February meeting, due to the lack of a quorum.

Zoning Hearing Board Upcoming Meeting – January 17, 2018

#2018-01 – 228 E. Court Street, TP # 8-9-170, Daniel & Marie Carchedi, owners

Ms. Hyland reported that she had received a request for continuance that very afternoon – that the owners wished to put on an addition, including a garage and connector area. This presents some challenges, as it is an undersized non-conforming lot. She added that the applicants had appeared before the Historic and Architectural Review Board in December. After that meeting, it was revealed that an adjacent property owner had some concerns and planned to oppose the application. The applicants have therefore decided to revise their plans, and will return to the Committee again. Responding to a question from Mayor Ron Strouse, Ms. Hyland stated that the applicants will likely have to return to the HARB as well.

#2018-02 – 193 Decatur Street, TP # 8-4-079, Robert & Tina House, owners

Ms. Hyland noted that there was a reference document not included with the Committee packet; she expects that the applicants' attorney will bring copies to the ZHB hearing. She added that dimensional relief is being requested.

Ms. Gordon and Mr. Berk stated that they had no comments or objections, and that the ZHB applications did not appear terribly controversial.

Historic & Architectural Review Board Recommendations – December 28, 2017

Signage

There were no objections or comments regarding the signage applications. Although there was no quorum in attendance, Committee members in attendance agreed that a recommendation should be issued.

Buildings

Ms. Hyland noted that the HARB had recommended elongating the windows above the garage area of 228 E. Court. Ms. Hyland also noted that the window over the garage of the 73 S. Hamilton application was removed. The HARB also specified that LED downlighting should be used for the rooftop deck. Responding to a question from Ms. Gordon, Ms. Hyland stated that railing and safety issues would be covered during the building permitting and review process. She added that a memo to Council will reflect the fact that the two Committee members present agreed with the HARB recommendations.

Land Development/Subdivision

Oishi Restaurant & Retail Center, SJS Management Group, 641 & 651 N. Main Street

Ms. Hyland explained that the Committee has seen this before, once as a ZHB application for dimensional relief, and again as a liquor license application transfer from Buckingham. Now, they are seeing it as a land development. It has been before the Planning Commission twice; the Commission had some concerns regarding site circulation, signage, and trash pickup, which the applicant has now addressed. One item the PC focused on were the driveway locations and the function of the Main/Mercer intersection. There is an entrance driveway very close to Main, on Mercer; although this is not normally allowed, it removes some dangerous pull-in parking off of Main. Ms. Hyland believed this was an overall improvement. She noted that there was a traffic study done that incorporated a lot of intersections.

Responding to a question from Mayor Strouse, Ms. Hyland explained that the building is currently being renovated, and that the Borough has kept a close eye on the project to ensure that nothing is done that would trigger the need for this approval. She noted that some trees had been removed, but since the applicants were already in the land development process and had received zoning approval for the building footprint, the formality of a tree removal permit wasn't too relevant. Responding to a question from Mayor Strouse, Ms. Hyland noted that much of the layout is by-right, or was granted zoning relief, but there are some outstanding waivers.

Ms. Hyland stated that she had prepared a draft motion from the Committee to Council, dated for the Council meeting; she will revise it to note that there was no quorum present. She added that a Shade Tree contribution of \$10,000 is being made, and that part of the condition for the liquor license transfer is that hours of operation is that the applicants must comply with the hours of operation as approved during the land development process (11:00am – 9:30pm Sunday – Thursday, 11:00am – 10:30pm Friday – Saturday).

Land Development Waivers None.

Ordinances, Amendments & Resolutions None.

New/Old Business

2017 Planning Commission Report

Ms. Hyland explained that under the Municipalities Planning Code, Article 2, the Planning Commission is required to provide an annual report of their activities. The PC had a very busy year, including some projects that were quite controversial.

Ms. Hyland added that advertisement for re-zoning for the 425 S. Main (Wawa) property was authorized.

Adjournment

The Zoning and Planning Committee adjourned at 6:36pm.

Respectfully Submitted,

Dirk A. Linthicum

Meeting Minutes Secretary