

DOYLESTOWN BOROUGH PLANNING COMMISSION

JANUARY 10, 2022 MEETING MINUTES

The meeting of the Doylestown Borough Planning Commission was held at Borough Hall at 7:30 PM on January 10, 2022. Members present were as follows:

James Lannon, Chair
Gus Perea
Maryanne Baenninger
Heather Mahaley
Lynn Bush
Phil Ehlinger, Public Works Director

Also present were Council Members Ben Bell, Amy Popkin, Wendy Margolis, Dennis Livrone, Larry Browne, and Mayor Noni West

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.

REORGANIZATION Mr. Lannon was unanimously reappointed as the Chair of the Planning Commission and Mr. Perea was unanimously reappointed as Vice-Chair.

MEETING MINUTES from the December 13, 2022 meeting were moved to be approved as corrected by Mr. Perea and seconded by Ms. Bush.

PROGRESS SUMMARY was provided by Mr. Lannon. Additional information and data gathering was completed by the consultants from the BCPC. This information will be available in February and the community workshops will begin in March.

BUCKS COUNTY PLANNING COMMISSION – ADDITIONAL SURVEY EVALUATION, PRIORITY RANKING A revised timeline was provided by our consultant, Mike, from the County’s Planning Commission. Lynn read each comment, created a spreadsheet and categorized every comment left in the survey. She gave an update to the priority ranking.

Steve Nelson from the EAC asked for clarification about the comments, whether they were positive or negative. Lynn said they did not keep track of whether they were positive or negative, just that they are comments for statistical purposes.

Ms. Bush asked for additional clarification on the Historic Preservation slide. Mike let her know people could comment on the categories, or priorities. They are related to each priority ranking for data collection. Lynn also pointed out there were only 13 comments left on the Historic Preservation section of the survey.

A question was asked if the term “development” could be defined in the context of the slides. Mike explained development means new projects occurring in the Borough such as 50 N. Main St or the new apartments being built on the 200 block of N. Main St.

Mayor West wanted clarification on the number of people who took the survey. Of the 841 people who participated, only 29 of them were people under the age of 36 years old who live within the Borough.

Grant Alger from the EAC asked how schools were ranked within the survey. The survey skews slightly older, and that demographic of people don’t have much invested within the school system.

The purpose of the presentation this evening was to show how younger people, lower and moderate-income families, and business owners’ opinions may have been different from others who participated in the survey. The BCPC tried to show an accurate representation of the characteristics of the Borough.

NEXT STEPS In thinking about the workshops that will begin in March, a big part of the participation will be communicating with people to come and share their opinions. Representatives from all committees and boards will be important to have present. Workshops should be split up over various nights or times so multiple people can participate in multiple workshops. Flexibility will be key. Logistically, workshops can meet in the conference room, chambers, and the council conference room. Ms. Baenninger wanted to ensure under-represented demographics are accurately represented and engaged in the workshops.

A discussion was held about how to reach out to the younger demographic of people to make sure they are included in the workshops. An idea of branding the workshops in a way to ensure the 20–40-year-old crowd is included.

Mr. Nelson asked for additional clarification of what will happen during the workshops. Mike from the BCPC explained it is an organic process and sometimes problems can be solved during the workshop rather than waiting on it. The intention is to get people involved and have them buy into the plan and get things done.

The Planning Commission agreed the February meeting should focus on the data from the internal survey and then begin brainstorming how the March workshops will look and be set up. There was a lot of discussion among the public and the Commission on how various demographics can be reached.

ADJOURNMENT: There being no further business, on a motion from Mr. Perea, seconded by Ms. Bush, the Commission adjourned at 9:00 pm in honor of Libby White.

Respectfully submitted,
Erika Fellman