

# Borough of Doylestown Zoning & Planning Committee

## Meeting Minutes

Meeting Date: Monday, November 14, 2022  
Scheduled Time: 7:00 PM, Borough Council Chambers

Members present were Jennifer Jarret, Dennis Livrone, and Amy Popkin, as well as Karyn Hyland, Director of Building & Zoning.

### Call to Order

The meeting of the Zoning & Planning Committee was held on Monday, November 14, 2022, and was called to order by Ms. Jarret at 7:00 PM.

### Review and Approval of Minutes

Minutes from the October 11, 2022 meetings were approved as submitted.

### Zoning Hearing Board

- ZHB #2022-22 72 North Main Street, DL Widmeier Properties LLC – Ms. Hyland reviewed the application for a special exception to permit retail sales as a mixed use to include photography, pie sales, and a personal care service.

The Committee took no action regarding sending the Borough Solicitor to the next Zoning Hearing Board for this application.

### HARB Recommendations

Sign Applications –

- 81 South Main Street, Yuko Gordon – This application for a new business sign was recommended by HARB for approval.

Building Applications -

- 238 East Court Street, Richard Jackson - This application includes an addition and was also recommended by HARB for approval.

Both applications were approved to move forward to Borough Council.

### Ordinances, Amendments & Resolutions:

- Resolution 2022-XX Sewage Facilities Planning Module for 333 North Broad Street – Ms. Hyland described that this process is a requirement for larger projects that exceed the Borough's existing planning as it relates to sewage treatment capacity. This Resolution is required as part of the applicant's full application to the DEP.

The Committee unanimously approved the resolution to be considered by Borough Council.

Subdivision and Land Development: None.

### New/Old Business:

- Pollutant Reduction Plan Public Comment Period – Ms. Hyland explained the required plan, which is to reduce the amount of sediment in streams. The existing Plan is being amended to include improvements on the Fonthill property. Adoption requires a 30 day public comment period, which begins with the advertisement of the Pollutant Reduction Plan Public Comment period. The Committee agreed unanimously to recommend the approval of advertisement.
- Comprehensive Plan Update – The survey has closed, with over 800 responses, most from Borough residents. The data will be reviewed by the Bucks County Planning Commission and presented at the December Comprehensive Plan meeting.

- Massage Therapy and Alternative Therapy – At the recommendation of CBRPD, Borough staff is requesting authorization for the Borough Solicitor to consider the possibility of licensing for massage therapy facilities, alternative therapists, and alternative therapy facilities. The Committee discussed the possible definitions as well as enforcement, with taking some general ideas from a current ordinance in Upper Southampton. The Committee voted unanimously to request the Solicitor draft an ordinance.
- Mr. Livrone noted the sign for the new People's Bank is being constructed, which was shifted and decreased in size from the original design.

**Adjournment:** The Committee voted to adjourn at 7:30 pm.

Respectfully Submitted,  
Amy Kramer  
Meeting Minutes Secretary