

DOYLESTOWN BOROUGH PLANNING COMMISSION
DECEMBER 10, 2024
MEETING MINUTES

The Doylestown Borough Planning Commission meeting was held at Borough Hall at 7:00 pm on November 12, 2024. Members present were as follows:

James Lannon, Chairman
Gus Perea, Vice Chairman
Heather Mahaley
Andy Happ
Nicholas Caramenico

Also present were Mike Roedig and Lynn Lai of the Bucks County Planning Commission, Steve Nelson from the Environmental Advisory Council, Council Member Dennis Livrone, and Doylestown Borough Director of Building and Zoning Karyn Hyland.

CALL TO ORDER: Mr. Lannon called the meeting to order at 7:03 pm, followed by the Pledge of Allegiance in honor of Martin Corr.

MEETING MINUTES: The November 26, 2024, meeting minutes were approved as submitted (Lannon/Happ).

COMPREHENSIVE PLAN: Mike Roedig from the BCPC gave a brief overview of the document's current status. Members of the Planning Commission then reviewed their requested edits for the presented document. The edits were generally grammatical corrections. Several members of the Commission requested that some words be changed to make the document more impactful. Ms. Bush, who could not attend the meeting, provided feedback in advance. Ms. Bush offered suggestions with respect to the Borough's role in structuring land use through its zoning ordinance. This can be done in the industrial districts by eliminating non-industrial permitted uses and uses permitted by special exception. Ms. Bush also recommends the Borough consider eliminating or drastically reducing the number of uses permitted by special exception in all districts. Ms. Hyland noted Ms. Bush previously suggested Conditional Use as an alternative to Special Exceptions. This would allow Council to actively guide land use decisions. Mr. Caramenico and Ms. Mahaley would like to change the order of the themes to have a more cohesive flow.

Following the comments from the Borough Planning Commissioners, Mr. Roedig wanted to discuss the draft opportunity for the Complete Streets Implementation Plan. Since there was no comment on the topic, the conversation moved to the Future Land-Use Opportunities map. Again, there was no additional comment from the Planning Commission members.

Mr. Nelson, a member of the EAC, shared a memo he authored. He was tasked with examining the similarities between the Comprehensive Plan and the Doylestown Climate Action Plan (DCAP). Mr. Nelson found several themes in the Comprehensive Plan that align with the DCAP. He suggested actions within each theme to reinforce how environmental considerations are woven into the document's planning elements. It was agreed that Mr. Roedig would incorporate Mr. Nelson's suggestions throughout the document where they fit.

It was decided that the members of the Planning Commission would spend the next month finalizing as many of the big items as possible. Ms. Hyland would like the volunteer Boards and Commission to be invited to attend the meeting on January 14, 2025, for discussion. Mr. Perea would like the draft distributed to the public before the public presentation of the draft takes place in February 2025. Mr. Lannon wants to move this document onto the Borough Council by March 2025.

DOYLESTOWN BOROUGH PLANNING COMMISSION
DECEMBER 10, 2024
MEETING MINUTES

OLD/NEW BUSINESS: Under New Business, Mr. Livrone gave the members copies of Design Resources of Doylestown, a design planning document created by the Bucks County Planning Commission in the 1960s.

ADJOURNMENT: With no further business, the Commission adjourned in honor of Libby White at 8:47 pm.

Respectfully submitted,
Erika Fellman