

DOYLESTOWN BOROUGH PLANNING COMMISSION

APRIL 24, 2024

MEETING MINUTES

The meeting of the Doylestown Borough Planning Commission was held at Borough Hall at 7:00 pm on April 24, 2024. Members present were as follows:

James Lannon, Chairman
Andy Happ
Heather Mahaley
Nicholas Caramenico
PR West
Lynn Bush

Also present in attendance were Kellie McGowan and Dan Humes, Council Member Dennis Livrone, EAC Member Steve Nelson, Lynn Lai and Mike Roedig of the Bucks County Planning Commission, Jim Dougherty of Gilmore and Associates, Doylestown Borough Director of Planning and Public Works Phil Ehlinger, and Doylestown Borough Director of Building and Zoning Karyn Hyland.

CALL TO ORDER: Mr. Lannon called the meeting to order at 7:00 pm, followed by the Pledge of Allegiance in honor of Martin Corr.

MEETING MINUTES: The meeting minutes for April 9, 2024, were approved.

SUBDIVISION AND LAND DEVELOPMENT APPLICATION

#2024-02: 235 E. State Street

Ms. McGowan presented the application for a Land Development Waiver for a Columbarium to be built at Our Lady of Mt. Carmel Roman Catholic Church. The applicant was granted dimensional zoning relief in February of 2024 for the front yard setback. The structure's location will not further impede the sight issues for pedestrians or vehicular traffic. An existing stone wall interferes with visibility of an existing crosswalk, and the Church will remove a section of the wall to improve the existing situation. Mr. Humes answered questions regarding the proposed height of the Columbarium. An updated landscape plan, which includes native plants and relocation of existing plants, will be provided. Two street trees will be added to the plan. The structure is fully encapsulated to allow for weatherproofing and sealing. There is no conveyance system nearby for stormwater.

All comments in the review letters are Will Comply.

On a motion from Mr. Lannon and seconded by Ms. Mahaley, the Commission voted to recommend to Borough Council approval of the Land Development Waiver with the following conditions: all the comments in the review letters are addressed to the satisfaction of staff and the Borough's consultants, that the applicant remove a portion of the stone wall to improve visibility, that the applicant provide street trees west of the intersection of East State Street and Oakland Avenue and remove existing brush that obstructs visibility.

COMPREHENSIVE PLAN UPDATE:

Mr. Lannon addressed Mr. Roedig and Ms. Lai of the Bucks County Planning Commission. He asked them to observe the Commissioners' discussion as they moved through the draft document provided by Ms. Bush. Mr. Lannon asked if any Commissioners had any edits to make to the document before moving forward.

Mr. Roedig had questions concerning the themes listed in the draft. The first question was about the first theme, protecting the mix of land uses. He wondered if more than the Broad Street corridor would be included. Ms. Bush noted that the Broad Street corridor was just an example and that the South Main Street corridor could also be included.

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Mr. Ehlinger provided additional insight into the reasoning behind the draft document and conversations held during previous meetings. Mr. Nelson spoke in favor of the draft and applauded the efforts of Ms. Bush's draft document. He provided positive comments and urged the Planning Commission to consider the future growth that must happen for the Borough to continue to grow and remain a destination.

Ms. Donna Shannon of Chalfont spoke about the condition of the sidewalks in town. She noted they are in bad shape and could be improved. The fourth theme of the plan, Environmental Sustainability, will likely be driven by the EAC's DCAP plan. Mr. Livrone asked how specific items in this topic, such as stormwater management, will be represented in the Comprehensive Plan. He would like the wording to be changed to address the seriousness of specific environmental changes that will likely impact future residents of the Borough.

Overall, commentary and questions were productive and allowed various edits to be made to verbiage throughout the document. The consultants from the County's Planning Commission will return on May 14, 2024, with the beginning of the edits they are making to the draft document.

OLD/NEW BUSINESS: None

ADJOURNMENT: With no further business, the Commission adjourned at 9:36 pm in honor of Libby White.

Respectfully submitted,
Erika Fellman