

**DOYLESTOWN BOROUGH PLANNING COMMISSION**  
**MAY 28, 2024**  
**MEETING MINUTES**

The meeting of the Doylestown Borough Planning Commission was held at Borough Hall at 7:00 pm on May 28, 2024. Members present were as follows:

James Lannon, Chairman  
Gus Perea  
Andy Happ  
Heather Mahaley  
Nicholas Caramenico  
Maryann Baenninger  
PR West

Also present was Councilperson, Amy Popkin and Director of Planning and Public Works, Phil Ehlinger.

**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 May 14, 2024 meeting minutes were approved.

**ZONING AMENDMENT FOR CONVERSIONS AND CHANGING NON-CONFORMING USES:** Mr. Ehlinger explained that the proposed ordinance eliminates loopholes in the existing zoning ordinance. The ordinance now permits by Special Exception the conversion of several existing uses to dense multi-family uses in districts where it isn't otherwise permitted and isn't an appropriate fit. Ms. Baenninger asked for an example to understand the need for this change further. Mr. Ehlinger gave the example of Nyce's Planing Mill. It was a collection of light industrial properties on Union St. It had evolved into various non-residential uses surrounded by residential uses in the CR or R2 Zoning districts. By special exception, the property developers were able to build three high-density multi-family buildings among the existing singles and twins. The ordinance states by special exception that a non-conforming use can be changed to another non-conforming use that is less objectionable. Mr. Ehlinger noted there are dozens of other examples in town. Ms. West noted a spelling error in the ordinance and requested it be changed. Councilmember Ms. Amy Popkin had a question for additional clarification of the ordinance.

On a motion from Mr. Perea and seconded by Ms. Baenninger, the Planning Commission voted unanimously to recommend to the Borough Council that they approve this change in the zoning ordinance as presented with the necessary corrections to the typos.

**COMPREHENSIVE PLAN UPDATE:** Mr. Lannon wanted to check in briefly with the other commissioners. The members of the Planning Commission think the Comprehensive Plan is once again moving in the right direction. The next step, on June 11, Mike and Lynn will come back with the first third of the Comp Plan's final draft. The map overlays will also be available for the June 11 meeting.

**OLD/NEW BUSINESS:** None

**ADJOURNMENT:** With no further business, the Commission adjourned at 7:32 pm in honor of Libby White.

Respectfully submitted,  
Erika Fellman