

DOYLESTOWN BOROUGH PLANNING COMMISSION
TUESDAY, JUNE 27, 2023
MEETING MINUTES

The regular meeting of the Doylestown Borough Planning Commission was held at Borough Hall at 7:30 PM on June 27, 2023. Members present were as follows:

James Lannon, Chair
Gus Perea
Lynn Bush
Heather Mahaley
Andy Happ
MaryAnn Baenninger
Nick Caramenico
Patricia West
Karyn Hyland, Director of Building and Zoning

Also in attendance were Council members Dennis Livrone and Wendy Margolis, as well as Steve Nelson and Grant Alger of the Borough Environmental Advisory Council.

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.

APPROVAL OF MINUTES: The Commission voted unanimously to approve the May 23, 2023 minutes as corrected.

COMPREHENSIVE PLAN UPDATE: Michael Roedig from the Bucks County Planning Commission attended the meeting to review the progress of the Comprehensive Plan, along with Lynn Lai, who attended via Zoom. Additionally, he shared the principals most important to those who have attended and through the public surveys. The Commission discussed each bullet point provided and how best to frame the goals. There was some discussion on the breakout workshop meetings going forward, and continuing to encourage and welcome attendance.

Wendy Margolis shared her desire to have more of a focused agenda in each group. Michael explained that the ideas shared in previous meetings will be discussed at ongoing meetings to continue forward movement.

Steve Nelson spoke on the connection between the Borough Comprehensive Plan process and the EAC's goals. He also shared his hope for some basic analysis of parking and affordability studies in the Borough. Michael will provide Steve with the current affordability studies. Karyn will work with the Parking Department to generate reports to show parking data.

Michael will update the principals and will provide it for the July meeting for review.

PROPOSED SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AMENDMENT REGULATING LIGHTING: Karyn reviewed the draft ordinance, which sets light levels for both security and public impact purposes and discusses spillover and glare for development projects going forward. This draft ordinance has been adopted from similar ordinances in other municipalities and was created by lighting industry groups, with some tweaks and wording added by Borough staff. Additionally, suggestions from the Bucks County Planning Commission were taken into consideration. Wendy Margolis shared her thoughts on this ordinance and would like this to go through the Zoning ordinance, although the Commission discussed the difficulty in enforcement for all properties in the Borough.

On a motion from Gus Perea, the Commission voted unanimously to forward to Borough Council the draft ordinance, with the addition of light color specifications, for approval.

NEW / OLD BUSINESS: None.

ADJOURNMENT: There being no further business, the Commission adjourned at 8:15 PM.

Respectfully submitted,
Amy Kramer
Meeting Minutes Secretary