

Borough of Doylestown

Zoning & Planning Committee

Meeting Minutes

Meeting Date: Monday, October 9, 2023 Scheduled
Time: 7:00 PM, Borough Council Chambers

Members present were Jennifer Jarret, Amy Popkin, and Dennis Livrone. As well as Karyn Hyland, Director of Zoning, Assistant Borough Manager, Phil Ehlinger, and Borough Planning Commission Chair James Lannon.

Call to Order

The meeting of the Zoning & Planning Committee was held on Monday, October 9, 2023, and was called to order by Ms. Jarret at 7:00 PM.

Review and Approval of Minutes

Minutes from the September 11, 2023, meeting were approved as submitted. (Livrone/Popkin)

Zoning Hearing Board

- ZHB #2023-12: 277 Maple Avenue, Michelle Berrong & David Bader, Property Owners
- ZHB #2023-13: 47 W. Oakland Avenue, 23 Holdings Group, LLC, Property Owner
- ZHB #2023-14: 116 Mary Street, Anna Radko, Property Owner

Ms. Hyland reviewed the scope of the applications with the Committee. The Committee did not make a recommendation for representation by the Borough Solicitor.

HARB Recommendations

Sign Applications

- 21 W. Oakland Avenue, Ryan Miller, Applicant

Building Applications

- 75 W. Ashland Street, Craig Sweeney, Property Owner – Renovations
- 401 Maple Avenue, Ellen Happ, Architect – Exterior Renovations
- 202 East Court Street, Richard Brown, Architect – Exterior Renovations

Ms. Hyland reviewed the applications, which were approved by the HARB. The Committee voted unanimously to forward these on to Borough Council for approval. (Popkin/Livrone)

Ordinances, Amendments & Resolutions – None.

Subdivision and Land Development: None.

New/Old Business:

- Comprehensive Plan Update – Mr. Lannon summarized discussions from the most recent planning commission meeting. The commission is reviewing feedback provided by the public at the workshop meetings. Workshops were broken into six topics. Due to the depth of the conversation, the commission has only been able to review feedback from the economic vitality group. The public focused mainly on the downtown. The commission was tasked with prioritizing the feedback and elaborating on topics that had not been considered by the public, particularly the commercial areas outside of the downtown.
- **280 N. Broad Street** – Ms. Hyland provided the background of a proposal by Arcadia. Arcadia is proposing 60 high-density dwelling units in a single building as well as twins and townhomes. The project was initially presented to the planning commissions of both the Township and the Borough but the current scope is completely within the Township portion of the property. Arcadia also requested a change to the Township's zoning requirements to enable the project. The Township will be considering an amendment to its zoning ordinance allowing this use within its light industrial zoning district. The committee voted to recommend a review of the proposal by Borough staff and consultants. (Livrone/Jarret)
The committee further recommended that a letter to the township or resolution be prepared to accompany the review. The document will be prepared for consideration by Council. (Popkin/Livrone)

Adjournment: The Committee voted to adjourn at 7:52 PM. (Popkin/Livrone)

Respectfully Submitted,
Stacy Murray
Meeting Minute Secretary