

DOYLESTOWN BOROUGH PLANNING COMMISSION
FEBRUARY 24, 2026
MEETING MINUTES

The Doylestown Borough Planning Commission meeting was held at Borough Hall on February 24, 2026, at 7:00 p.m. The members present were as follows:

James Lannon, Chair
Heather Mahaley, Vice Chair
Steve Nelson
Kali Smalley
Andy Happ

Jim Dougherty, Borough Engineer, of Gilmore and Associates and the Borough of Doylestown Director of Planning and Zoning, Karyn Hyland, were also present.

CALL TO ORDER: Mr. Lannon called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance in honor of Libby White.

REORGANIZATION: Mr. Lannon was reappointed as Chair, and Ms. Mahaley was appointed as Vice Chair.

SUBDIVISION AND LAND DEVELOPMENT:

SDLD 2026-01: Ms. Hyland described the scope of the Land Development waiver for the Doylestown Historical Society (DHS). They're proposing to rebuild the area destroyed by fire and add a modest addition to the building. Mr. Ron Strouse, Chairman of the Doylestown Historical Society, and Mr. Steve Harris, the attorney representing the DHS, presented the application. Mr. Happ recused himself from voting. A motion was made to approve the waiver request as submitted (Mahaley/Smalley).

DRAFT ORDINANCE:

Zoning Ordinance to Regulate Smoke Shops, Hookah Bars, and the Sale of Regulated and Unregulated Cannabinoid and Kratom Substances: Ms. Hyland presented the background of this ordinance, including how it was brought to the attention of the Borough and Borough Council. The Borough's solicitor brought forward a zoning ordinance amendment and a standalone ordinance. The standalone ordinance prohibits the sale of Kratom to people under the age of 21 and prohibits the sale of Kratom within 1,000 feet of a school or playground. The Borough Council voted to advertise the standalone ordinance at the February 2026 meeting.

The draft ordinance on tonight's agenda is a zoning amendment that creates four new uses (smoke shop, retailer of regulated cannabinoid, retailer of unregulated cannabinoid, and hookah lounge) and redefines retail to include pharmacies. The ordinance then permits the new uses in the RC zoning district by special exception and prohibits them in other zoning districts. We have not received a comment back from the Bucks County Planning Commission. The nonconforming businesses in the Borough will be subject to the regulations in the standalone ordinance but will be permitted to remain. Mr. Robert Kinney, Borough Council member, clarified the language of the standalone ordinance. A motion was made to recommend the adoption of the draft zoning ordinance (Lannon/Happ).

OLD/NEW BUSINESS: None

ADJOURNMENT: With no further business, the Commission adjourned 7:28 pm (Lannon/Happ).

Respectfully submitted,
Erika Fellman