

**DOYLESTOWN BOROUGH PLANNING COMMISSION**  
**TUESDAY, MAY 23, 2023**  
**MEETING MINUTES**

The regular meeting of the Doylestown Borough Planning Commission was held at Borough Hall at 7:30 PM on May 23, 2023. Members present were as follows:

James Lannon, Chair  
Heather Mahaley  
Andy Happ  
MaryAnn Baenninger  
Nick Caramenico  
Karyn Hyland, Director of Building and Zoning

Also in attendance were Council members Dennis Livrone and Larry Browne.

**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 20, 2023 minutes as corrected.

**CONCEPT PRESENTATION, ARCADIA & PENROSE, 280 NORTH BROAD STREET:** Kelly McGowan appeared to introduce the concept, which has changed from the initial planned application. This is a mixed-zoned and multi-municipal property, with the parcel straddling both Doylestown Borough and Township. Jason Duckworth of Arcadia Land Company, and Ryan Bailey of Penrose Development also attended to discuss the plans.

Mr. Duckworth shared more details of the concept presentation, which is significantly changed from the original plans of several years ago by designing a less-dense, more affordable housing option in a very walkable area of town. The plan includes 60 affordable one-bedroom senior apartments, as well as market-rate family townhomes, aiming for an approximately \$600,000 cost, with common outdoor areas and on-site management. The traffic impact will be decreased approximately 70% from the previous plan, by adding senior housing.

Mr. Duckworth noted they are not committed fully to the details of this plan and are open to suggestions from the Borough. In response to questions from Mr. Lannon, Ms. McGowan explained affordability was a big factor in this design and the senior housing will also be marketed to veterans as well.

In response to questions from Ms. Baenninger, Ms. McGowan explained that with the two different municipalities, there are two separate sets of rules and ordinances, and they will work carefully to follow both where needed. The Township portion of the property is landlocked and will need to be accessed from Broad Street in the Borough. Mr. Happ asked for more details on the open space at the back of the property; Mr. Duckworth noted they are looking for that to remain as a buffer and are planning to leave it as open space.

Mr. Duckworth reviewed the parking areas, with each townhome having parking for two cars. For the senior housing, there are .75 parking spots per unit, which is an increase from the .5 spaces typically used in senior housing. Emergency vehicles and delivery vehicles, etc., will be able to move through the courtyard area, and there is a planned loading dock for the senior housing. The streets within the development would be private and privately maintained.

Mr. Lannon thanked the attendees for their presentation and the applicants will continue with the planning process.

**NEW / OLD BUSINESS:** None.

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

Respectfully submitted,  
Amy Kramer  
Meeting Minutes Secretary