

**DOYLESTOWN BOROUGH PLANNING COMMISSION**  
**TUESDAY, JULY 25, 2023**  
**MEETING MINUTES**

**The regular meeting of the Doylestown Borough Planning Commission was held at Borough Hall at 7:30 PM on July 25, 2023. Members present were as follows:**

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

**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 to approve the June 27, 2023 minutes as submitted.

**SUBDIVISION AND LAND DEVELOPMENT:**

SDLD #2023-01 – 353 East State Street, Roscommon Tract LLC – Kellie McGowan presented the application, along with John Toner, the applicant. This application includes a subdivision and lot line change and changes the frontage and driveways. The conceptual proposal will then add an additional two lots. The properties are developable, but a builder has not been hired and the decision to build has not been made at this time.

There is a series of waivers being requested, with a letter dated May 4, 2023; otherwise, all suggested items from review letters are ‘Will Comply’. Ms. McGowan reviewed the waiver requests. Due to strong opposition from the Shade Tree Commission, waiver #4 regarding the trees on the property was withdrawn. There was a lengthy discussion on the required trees, as it is not possible to replace all the trees being removed, however, because the development of the properties has not been considered, it’s not possible to know where trees can be planted and how many. The applicant is asking for that consideration with the decisions to be made later. The plans now include the removal of 600 caliper-inches of trees, with nothing at this point planned to be planted, because there is no way to know. Ms. Hyland suggested requesting a certain number of replacement trees at this point, because the tree canopy in the Borough is very important and difficult to replace. Ms. McGowan spoke privately with her client and returned with the request to continue discussions after reviewing options and potential plans to satisfy Borough Staff and the Commission.

On a motion from Mr. Lannon, the Commission voted unanimously to continue this application until the applicants return with more details regarding the removal and replacement of trees. Mr. Happ recused himself from the discussion.

**COMPREHENSIVE PLAN UPDATE:** Mr. Lannon shared details of the Comprehensive Plan progress. Ms. Bush would like to have seen more conversation on trees, as well as historic preservation.

**NEW / OLD BUSINESS:** None.

**ADJOURNMENT:** There being no further business, the Commission adjourned at 8:25 PM in honor of Libby White.

Respectfully submitted,  
Amy Kramer