

**DOYLESTOWN BOROUGH PLANNING COMMISSION  
COMPREHENSIVE PLAN**

**SEPTEMBER 13, 2022  
MEETING MINUTES**

The special meeting of the Doylestown Borough Planning Commission was held at Borough Hall at 7:30 PM on August 9, 2022. Members present were as follows:

James Lannon, Chair  
Gus Perea, Vice Chair  
MaryAnn Baenninger  
Heather Mahaley  
Lynn Bush  
Karyn Hyland, Director of Building and Zoning  
Phil Ehlinger, Deputy Borough Manager

Also present were Council President Jack O'Brien, Council Members Wendy Margolis, Jennifer Jarrett, Amy Popkin, Ben Bell, 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.

**MEETING MINUTES** from the July meeting and the August meeting were moved to be approved with corrections by Mr. Perea and seconded by Ms. Mahaley.

**COMPREHENSIVE PLAN DISCUSSION:** A program recap was provided by the BCPC along with Mr. Lannon, explaining the purpose of comprehensive plan and how it can help a community. The implementable comprehensive plan allows the process to be a "bottom up" process rather than "top down." It allows for the collective use of data that is meaningful to all stakeholders, in an egalitarian fashion.

The representative from the BCPC spoke to the process and how it began in May 2022. Over the last few months, the survey was developed to get a feel of what is important to members of the Doylestown community. The BCPC will be collecting transportation data and land use data, analyzed and distributed to the community. A website was developed for the comprehensive plan to share all the data. The URL for the website is [www.db2035.com](http://www.db2035.com) and it will be up and running in a couple days. At the beginning of next year, we can start the workshop where the community will be brought together and community issues will be discussed and voted upon. We are targeting January 2023 but that depends on how much data we need to analyze and discuss. The results will be seen for the first time in December 2022. The flow chart the consultant from the BCPC was referring to will be on the website to help keep track of where we are in the plan.

The board questioned what documents they would need to look at besides transportation and land use documents to help make changes to things such as the Borough Code of Ordinances. Mr. Lannon explained that a comprehensive plan tends to inform the development or changes made to the existing zoning or subdivision and land development ordinances. By the time we get to the adopted plan it will be clear what changes need to be made to the laws or codes or what would need to be examined more thoroughly. We will also need to look at census data, homeowner vs renter data, and environmental data; anything that is relevant to the discussion.

**Presentation of the Final Survey:** Ms. Baenninger had a concern regarding two areas of the survey. The comments of the BCPC regarding socio-economic status and ethnicity diversity, as this is not a racially diverse Board. This is a very heterogeneous community, historically a predominately white community. The first question is about housing opportunities – is it worded in a way that could be interpreted in an unintended negative perspective? The demographic questions at the end of the survey could be impacted by the lack of diversity. How do we bridge the natural limitations of the survey with the later portions of the process? How can we reach the larger community? There being no other comments from the Planning Commission, the presentation moved along.

**Survey Distribution:** Ms. Bush questioned how MetroQuest has worked with distribution, whether there have been issues, etc. MetroQuest is new to the BCPC for distribution purposes within the County. MetroQuest will let us know whether the survey will work before it is distributed. BCPC is excited to see the results.

**Next Steps:** The Board agrees October 3, 2022, which is a Monday, would be a good launch date. The survey will be announced on social media channels. Flyers will be distributed as well. Ms. Hyland said there will be a QR code generated to assist with survey distribution.

**Public Comment:**

- Steve Nelson, East St and EAC Liaison – Will each “team” have 3 months to do their work? How will the teams be chosen? BCPC responded the timeline is very flexible. BCPC would like equal representation without a concentrated interest in any specific group. This is an opportunity for citizens and business leaders to work with the Planning Commission. Mr. Nelson would like the process of viewing the draft to be transparent and a formal process. Mr. Ehlinger said it is an inclusive process and all parties will be permitted to see it.
- Kimberly Troop, Plumstead Township – could the questions on the “future directive” be reworded in order to combine the results.
- Nick Forte, Woodbridge Dr. – likes how the current “what do you think” slide is set up. He would like to see it remain on the survey.
- Judith Stratton, Doylestown Borough and Shade Tree Commission – wants to change the wording “tree canopy” to “urban forestry” on screen 4 of the “what’s important” section. Mr. Lannon agreed with the wording change.
- Kristin Winters, Doylestown Borough and EAC – how long will the survey be available and will reminders be sent to folks? The survey will be available until November 9, 2022. Ms. Hyland confirmed reminders will be sent as needed.

**ADJOURNMENT:** There being no further business, on a motion from Mr. Lannon, seconded by Mr. Perea, the Commission adjourned at 8:25 pm in honor of Libby White.

Respectfully submitted,  
Erika Fellman  
Meeting Minutes Secretary