

Borough of Doylestown Zoning & Planning Committee

Meeting Minutes

Meeting Date: Monday, June 7, 2021
Scheduled Time: 7:00 PM via Zoom

Present

Councilpersons present were Tim Brennan, Wendy Margolis, Jennifer Jarret, and Larry Browne. Also present were Karyn Hyland, Director of Building & Zoning, Jim Dougherty, Borough Engineer, Borough Council Member Noni West, Borough Council President Jack O'Brien, and James Lannon, Planning Commission Chair.

Call to Order

The June meeting of the Zoning & Planning Committee was held via Zoom on Monday, June 7, 2021, and was called to order by Mr. Browne at 7:00 PM.

Review and Approval of Minutes

On a motion from Ms. Margolis, seconded by Ms. Jarret, the May minutes were unanimously approved as submitted.

Zoning Hearing Board

ZHB 2021-12 187 Union Street – Joseph & Donna Modestine

This application is to subdivide the corner property and is asking for dimensional relief.

ZHB #2021-13 117 West Ashland Street – Darin Wassman

This application includes the demolition of an addition and a new addition to the house, as well as a new garage with apartment above.

HARB Recommendations

SIGN APPLICATIONS

10 East Court Street, Dermagrafix

-This is a sign and door replacement application. The door portion of the application was tabled until more information can be provided.

17 West State Street, C. Ferry Home

135 South Main Street, L&H Couture

BUILDING APPLICATIONS

255 West Court Street – This application included window replacement.

175 East Oakland Avenue – This application includes replacement siding.

184 Lafayette Street – This application is for the demolition and rebuild of an existing house and garage. This was presented to HARB previously and was withdrawn as it was going to be denied. More evaluation on the necessity of demolition was provided. Ms. Jarret is concerned with the approval by HARB to demolish this property and would like to look at preservation of historic buildings going forward. Mr. and Mrs. Salkovitz attended the meeting as neighbors of this property. They asked questions on the process, including the setback requirements for the new build portion of the

project, as well as possible shadows. Ms. Hyland noted they will not need a setback variance for this project, but a shadow analysis will be required to show there will be no impact on the existing buildings nearby. John Hevner also expressed his concerns regarding possible setback issues with this project and others. Ms. Hyland reviewed the zoning approval process.

117 West Ashland Street – This application includes an addition and new garage with dwelling unit above.

47 West State Street – Exterior refinishing is proposed.

The HARB has approved all of these applications.

On a motion from Ms. Margolis, seconded by Ms. Jarret, the Committee voted unanimously to forward the HARB recommendations to the full Council for approval.

Land Development Waiver

SD/LD #2021-03 188 North Main Street – Dementia Society

This application includes a garage with a lift to assist in handicapped accessibility. Ms. Hyland explained the combined subdivision/land development waiver process.

On a motion from Ms. Jarret, seconded by Ms. Margolis, the Committee voted unanimously to approve the waiver.

Subdivision and Land Development – None

Ordinances, Amendments & Resolutions - None

New/Old Business

The Committee discussed the Comprehensive Plan. Ms. Hyland reviewed Mr. Ehlinger's memo regarding the possibility of revisiting the survey sent previously to the Planning Commission and Borough Council. A survey to the public is also an idea that has been discussed. Ms. Margolis would like to see other ideas as well to move this forward; there needs to be some work done on this prior to the start of budget discussions. The group worked through some details of the survey and will review it for a few days. By the end of the week, the members will respond back to Mr. Ehlinger with their suggestions on the survey prior to it being sent out for responses.

Adjournment

On a motion from Wendy Margolis and seconded by Jen Jarret, the Committee unanimously voted to adjourn at 8:30pm.

Respectfully Submitted,

Amy Kramer
Meeting Minutes Secretary