

Borough of Doylestown Zoning & Planning Committee

Meeting Minutes

Meeting Date: October 13, 2020
Scheduled Time: 7:00 PM
Virtual Meeting

Present:

Committee members present were Chairperson Tim Brennan, Larry Browne, Wendy Margolis, and Jennifer Jarret. Also present were Karyn Hyland, Director of Building & Zoning, Mayor Ron Strouse, Phil Ehlinger, Deputy Borough Manager, Rick Brown, Adam Goodman, John Hornick, Travis North, Jim Fullam, Jim Dougherty, and Giovanna Raffaelli.

Call to Order:

The October meeting of the Zoning & Planning Committee was held via Zoom on Tuesday, October 13, 2020 and was called to order by Mr. Brennan at 7:00 PM.

Review and Approval of Minutes:

The September 2020 meeting minutes were unanimously approved on a motion from Mr. Browne and seconded by Ms. Margolis.

Zoning Hearing Board:

Ms. Hyland reviewed two applications, to be discussed at the Zoning Hearing Board Meeting. The applications include:

- *396 Linden Avenue*, requesting a variance from Section 502 of the Doylestown Borough Zoning Ordinance to permit a 5 ft. side yard setback as opposed to the required 12 ft. setback. The applicant proposes an addition together with a porch, patio and two-story attached garage to the existing dwelling.

- *57 East Street*, requesting a variance from Section 510 to permit less than the required front yard setback for the construction of a covered front porch.

Certificates of Appropriateness Staff Recommendations:

Signs:

24 N. Main Street, La Dolce Vita Da Franco, Business

Building Applications:

77 W. Ashland Street – Roof
155 E. Ashland Street – New Construction Revision
74 W. Court Street – Windows, Doors and Siding
277 Maple Avenue – New Garage, Roof, Windows, etc
340 W. Court Street – Windows and Front Landing

Ms. Hyland provided a brief background on the applications. On a motion made by Mr. Browne and seconded by Ms. Margolis, with the recommendation for *274 W. Court Street* use simulated divided lights with spacer for the replacement windows and *277 Maple Avenue* comply with Zoning, the Committee unanimously approved.

Land Development Waiver:

None

Subdivision and Land Development:

#2020-05 - 318 N Main Street:

Ms. Hyland provided a description of the phased project with the retail bank and CHOP medical facility. The Planning Commission has recommended the approval with the condition that review letters have been satisfied.

The Shade Tree Commission has also reviewed the application. Mr. Ehlinger spoke to the matter about the sidewalks, ensuring all parties are cooperative and the applicant would fund them. Mr. Goodman provided that he met with all neighbors/residents to provide the information about the buffer between properties. Mr. Hornick spoke about the path that will run around the west side of the parking lot and alongside the access drive to Atkinson. Mr. Fullam asked the required height for the landscape buffer and trees, Mr. North said all evergreens will be a minimum of 8 feet when planted and shade trees could be about 15-20 feet when planted with shrubs in the backrow to be 30 inches when planted and front row will be 24 inches with maturity of 5-10 years of the shrubs.

On a motion made by Mr. Brennan, the application to recommend approval with sidewalks at Tax Parcel Number 8-5-47, Mr. Browne seconded and the Committee unanimously approved.

Ordinances, Amendments & Resolutions: None

New/Old Business:

South Main Street Landscape Median Maintenance Agreement:

Ms. Hyland was hoping to have a draft agreement from PENNDOT prior to the meeting, however the document has yet to arrive.

Adjournment:

On a motion from Mr. Brennan, seconded by Mr. Browne, the Committee adjourned at 7:55PM.