

# Borough of Doylestown Zoning & Planning Committee

## Meeting Minutes

Meeting Date: November 9, 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 Council President, Jack O'Brien, Council Vice President, Noni West, Mayor Ron Strouse, Karyn Hyland, Director of Building & Zoning, and Phil Ehlinger, Deputy Borough Manager.

### **Call to Order:**

The November meeting of the Zoning & Planning Committee was held via Zoom on Tuesday, November 9, 2020 and was called to order by Mr. Brennan at 7:00 PM.

### **Review and Approval of Minutes:**

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

### **Certificates of Appropriateness Staff Recommendations:**

#### **Signs:**

*135 S. Main Street, L&H Couture*

#### **Building Applications:**

*122 Cottage Street – Residential Addition for Jodi Bass*

Ms. Hyland provided a brief background on the applications. On a motion made by Mr. Browne and seconded by Ms. Margolis, the Committee unanimously approved a recommendation to the Borough Council that the applications be approved as submitted with the condition that the application for 122 Cottage be subject to the Zoning Hearing Board's approval.

#### **Subdivision and Land Development:**

*#2020-06 – 54 & 56 S. Franklin Street:*

Ms. Hyland provided a brief description of the proposed lot line change. The applicant was granted variances by the Zoning Hearing Board to facilitate the minor subdivision. The applicant confirmed that the new property line location will allow the existing garage to be located on the same lot as their residence, which would enable them to sell the adjoining property and retain their home and garage on the same lot.

On a motion made by Mr. Brennan and seconded by Mr. Browne, the committee unanimously recommends approval with conditions laid out in Ms. Hyland's draft memo.

#### **New/Old Business:**

##### **Doylestown Shopping Center**

Carrie Nase of Fox Rothschild is the attorney representing the shopping center. Also in attendance on behalf of the owner were Christopher Robbins, Michael Markman, Peter Clelland, Matt Johnson, David Babbitt, John Kennedy, and Sandy Koza. Ms. Nase provided background information and described the challenges of filling vacant retail space in the shopping center, particularly the larger spaces. Representatives and professionals for the shopping center then presented a conceptual proposal to demolish the former Bon Ton near the southwest corner of the property and replace it with a building consisting of a five story, 200-unit apartment building and enclosed parking. The presentation included site layout, architectural elevations, limited financial impact analysis, and limited traffic analysis. Council members voiced concern that high-density housing in this location has not been contemplated in the Borough's Comprehensive Plan. There are a

few similar projects in the pipeline that are included in the Comprehensive Plan and this additional 200 units might exceed demand for luxury non-owner-occupied housing. Council acknowledged the need to evaluate viable uses for the site but was not satisfied that other options were adequately explored. Of additional concern to Council was the strain on emergency services in the area. As this was a presentation of a concept plan, no action was taken.

**Adjournment:**

On a motion from Mr. Brennan, seconded by Mr. Browne, the Committee adjourned at 8:46PM.