

Borough of Doylestown Zoning & Planning Committee

Meeting Minutes

Meeting Date: Monday, May 10, 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, Phil Ehlinger, Director of Planning and Public Works, Jim Dougherty, Borough Engineer, Planning Commission Chairperson James Lannon, and Mayor Ron Strouse.

Call to Order

The May meeting of the Zoning & Planning Committee was held on Monday, May 10, 2021, and was called to order by Mr. Brennan at 7:00 PM.

Review and Approval of Minutes

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

Zoning Hearing Board

ZHB 2021-10 423 North Main Street – Sogia Investments

This application is for a one-chair tattoo shop.

ZHB 2021-11 300-360 North Broad Street – Turog Properties LTD.

This application is to include a fence and dog-walking area for the existing dog grooming salon.

HARB Recommendations – April 22, 2021

SIGN APPLICATIONS

8 East State Street, Soap Opera Company – new hanging business sign

BUILDING APPLICATIONS

164 East Court Street – Nicholas Gray and Beth Binger, property owners – Two car garage

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

Land Development Waiver – None

Ordinances, Amendments & Resolutions - None

Subdivision and Land Development - None

New/Old Business

Doylestown Shopping Center Concept – Carrie Nase and Carter Van Dyke provided information, along with Michael Marksman and Peter Clelland, and Chris Robbins, on a plan to redevelop the shopping center by integrating residential space into it. Initial plans were presented previously and suggestions were taken into account for the revised plans as presented. The planned center will encourage a walkable, mixed-use community and include more open space, a courtyard and a park. Discussion continued regarding the approximately 200 residences planned, and what impact that would have on the Borough's space, traffic, and resources. All members of the Commission agreed with the concern.

Nick Forte, a resident of Lantern Hill, had questions regarding the best planned use for the shopping center; Chris Robbins explained the plan is what the owners feel is the best use for the space as well as for the Borough. Evelyn Rodriguez, also a resident of Lantern Hill, spoke on the new projects around her community and her concern regarding the rapid growth.

This presentation was made in an informal way to continue the conversation of the project and gain some direction from the Borough, without a decision to be made at this meeting. All members agreed this may not be the best timing for this project, as there is another large-scale project already approved nearby and this may not be best for the Borough at this time. More thought needs to be put into what is best for this area of town as well as for the Borough in general.

Comprehensive Plan: Phil discussed the needs of the Borough and respond to the changes needed. There are costs involved in this, which would need to be included in the 2022 budget, but it is time to consider changes to the Borough's previous comprehensive plan. This undertaking would include education to the community of changes to business as well as surveys to the community to gain input from the residents of the Borough. Phil will do some research on survey platforms available as well as successful questionnaires that have been used by other communities. This discussion will continue next month.

Adjournment

The Committee unanimously voted to adjourn at 8:30pm.

Respectfully Submitted,

Amy Kramer
Meeting Minutes Secretary