

Borough of Doylestown Zoning & Planning Committee

Meeting Minutes

Meeting Date: Monday, February 14, 2022
Scheduled Time: 7:00 PM, Borough Council Chambers

Present

Members present were Chairperson Tim Brennan, Dennis Livrone, Jennifer Jarret, and Amy Popkin. Also present were Borough Manager John Davis, Karyn Hyland, Director of Building & Zoning, Mayor Noni West, Borough Council President Jack O'Brien, James Lannon, Borough Planning Commission Chair, and Councilperson Larry Browne.

Call to Order

The February meeting of the Zoning & Planning Committee was held on Monday, February 14, 2022, and was called to order by Mr. Brennan at 7:00 PM.

Review and Approval of Minutes

Meeting minutes from the December and January meetings were approved as submitted.

Zoning Hearing Board February 23, 2022

ZHB #2022-02 – 50 North Main Street – Worth and Worth

Karyn reviewed this sign application. The sign is showing as backlit on the application, rather than internally illuminated. The lighting aspect of the application would go before the Historic and Architectural Review Board for review.

ZHB #2022-03 – 297 North Street – Louis Bodine

Karyn provided information on this application for dimensional variances for a garage to be built in the front yard due to property line restraints.

HARB Recommendations

BUILDING APPLICATIONS

191 Belmont Avenue, Matthew and Gina Kelly

This application includes the demolition of a previously condemned home and a new home to be built in its place. The HARB did offer several recommendations including elements such as the roof line, dormer size, materials, and shutters.

130 Cottage Street, Andrew and Devin Gregory

This application also includes the demolition and reconstruction of a home. The HARB agreed with the engineer's report as well as the planned construction of a new home.

In response to questions from Amy regarding the placement of the new construction in comparison to the sidewalks as well as neighboring homes, Karyn showed the planned homes in comparison to their existing footprints.

261 West Court Street, Hardeep and Sheela Rai

This application includes widening a current garage door, as well as adding a covered carport to an existing carriage house behind the home to allow for easier off-street parking.

On a motion from Tim, seconded by Amy, all applications were approved.

Ordinances, Amendments & Resolutions: Platform Dining Ordinance

Karyn briefly summarized the discussion from last month's meeting and provided a copy of the updates to the draft ordinance. As written, a maximum of 4 licenses may be issued per block with a maximum of 2 on each side of the street. Design standards were requested at the last meeting, and were provided to the Committee to review. In response to questions from Amy, Karyn explained the platforms are limited in size as to not impede on the driving area of the street. Rather, they will be contained within parking spaces/loading zones.

Discover Doylestown representatives Paul and Kris Boger spoke as planners of many outdoor Borough events. With the platform dining available from April through October, they feel annual Borough events will be detrimentally affected by the space being taken by platform dining. The ordinance, as it is currently written, does not state temporary removal would be required for events, as they are not planned to be easily removed and are designed to be semi-permanent for the season. The Bogers feel their temporary removal would be necessary for the success of events.

Larry Woodson, organizer of the Doylestown at Dusk Car Show, spoke to the necessary space for parking cars for the show, and the impact of losing those spaces. Also Rick Milham spoke on the same issue. All in attendance spoke on their support of the restaurants in town, although they are concerned with the impact this program would have on their events. Paul Boger explained he believes the events planned in town help the success of restaurants as well. He also questioned the fairness of the plan, given the limited number of spaces available.

In response to a question from Jennifer Jarret and Kris Boger, Karyn stated the constructions standards were drafted to meet PennDOT requirements while still being aesthetically appealing. The result is a stationary platform that would require significant work and time to remove and reconstruct for events. It is unknown if the businesses would be willing to take this on. Tim questioned if the construction standards could be decreased enough to make the platforms more mobile while still maintaining safety standards, although John explained that would be a challenge as well as causing more work to build and break down rather frequently. This plan is designed after a similar program in West Chester, although they do have bump-outs in their streets to allow for the space. Additionally, they are more stringent on construction materials and is much more labor-intensive. Their platforms are not removed and they often do full street closures.

Tim and Dennis suggested more time be put into the design of the platform and requirements. John noted the standards have not yet been distributed to the interested restaurants but feedback from them can be taken into account.

On a motion from Tim, seconded by Dennis, the Committee voted unanimously to table the discussion until more research can be done.

Subdivision and Land Development: None.

New/Old Business: None.

Adjournment

The Committee unanimously voted to adjourn at 8:00pm.

Respectfully Submitted,

Amy Kramer
Meeting Minutes Secretary