

**DOYLESTOWN BOROUGH PLANNING COMMISSION**  
**MARCH 22, 2022**  
**MEETING MINUTES**

The regular meeting of the Doylestown Borough Planning Commission was held at Borough Hall at 7:30 PM on March 22, 2022. Members present were as follows:

James Lannon, Chair  
Gus Perea, Vice Chair  
Heather Mahaley  
Lynn Bush  
MaryAnn Baenninger  
Kim Jacobsen  
Karyn Hyland, Director of Building and Zoning  
Phil Ehlinger, Deputy Borough Manager  
Jim Dougherty, Gilmore & Associates

**CALL TO ORDER:** The meeting was called to order at 7:30 PM by Mr. Lannon, followed by the Pledge of Allegiance in honor of Martin Corr.

**REORGANIZATION:** Mr. Lannon welcomed new members, Ms. Bush and Ms. Baenninger, to the Commission.

On a motion from Ms. Jacobsen and seconded by Mr. Perea, the Commission voted unanimously to nominate Mr. Lannon to continue as Chair. Ms. Jacobsen also nominated Mr. Perea to continue as Vice Chair, which was seconded by Ms. Mahaley. All members voted in favor.

**APPROVAL OF MINUTES:** On a motion from Ms. Jacobsen, seconded by Ms. Mahaley, the Commission voted unanimously to approve the November 30, 2021 minutes.

**SUBDIVISION / LAND DEVELOPMENT WAIVERS:**

#2022-01 – 50 North Main Street, Worth & Worth

Mr. Perea recused himself from the discussion. Dan Lyons, attorney with Fox Rothschild, spoke on behalf of the applicant, requesting an amendment to the previously approved land development application. The initial plan included nine units, which has been decreased to six, and now includes the addition of a five car garage. This decreases parking spaces by two, and now leaves 29 spaces. A sign variance for the front façade as well as an increase of lot coverage due to the garage addition were granted by the Zoning Hearing Board previously.

Kristen Holmes from Holmes Cunningham Engineering and Ralph Fey, architect for the project, also appeared, and spoke on the review letters. All comments are ‘will comply’. Ms. Holmes explained the ‘green roof’ system along with downspouts draining into the vegetative island, which are included in the plans to improve drainage. On questions from Mr. Lannon, Ms. Holmes explained the stepped down garage bays are designed to assist in grading down the slope of Shewell Avenue. Ms. Mahaley asked if there was a way to protect or alert pedestrians to the garage in such a busy pedestrian area of town. Mr. Fey spoke on possible safety lights/sounds when garage doors open for both pedestrians and for the drivers. Additionally, signage can be added on a suggestion from Mr. Lannon.

Ms. Bush asked for further clarification on the garages. The newest garage plan is two separate garages, separated by a fire wall, with each space within the garage separated by a step down. There are still decisions to be made regarding how best to separate them for driver’s safety. A low wall between parking bays is a possibility.

In response to questions from Ms. Jacobsen, Ms. Holmes reviewed the sidewalk width, which matches the existing and is six feet wide, with a total of approximately ten feet between the curb line and the garage. Ms. Jacobsen suggested the garages be back-in only, if possible, in order to main a high level of pedestrian safety; that will be considered and the applicant has no problem with that. The Historic and Architectural Review Board application has not yet been submitted for review, but will be soon, according to Mr. Fey.

Ms. Jacobsen made a motion to recommend to Borough Council approval of the amended final land development application as submitted, with the note that all comments and recommendations from associated review letters are 'Will Comply'. It was noted that Borough Council previously granted a waiver to decrease the number of required trees, along with a donation to the Shade Tree Commission. After a second by Ms. Mahaley, all members voted in favor, with the exception of Mr. Perea, who abstained.

**ORDINANCES & AMENDMENTS: None**

**NEW / OLD BUSINESS:** Ms. Jacobsen explained the HARB walk for the new members. There is a tentative date and the invitation is always extended to Planning Commission.

**ADJOURNMENT:** There being no further business, on a motion from Ms. Jacobsen, seconded by Ms. Farina, the Commission adjourned at 7:55 PM.

Respectfully submitted,  
Amy Kramer  
Meeting Minutes Secretary