

Borough of Doylestown Zoning & Planning Committee

Meeting Minutes

Meeting Date: Monday, April 12, 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, Jack O'Brien, Borough Council President, and Mayor Ron Strouse.

Call to Order

The April meeting of the Zoning & Planning Committee was held on Monday, April 12, 2021, and was called to order by Mr. Brennan at 6:00 PM.

Review and Approval of Minutes

On a motion from Mr. Browne, seconded by Ms. Margolis, the March minutes were unanimously approved as submitted.

Zoning Hearing Board

ZHB 2021-09 211-213 East Oakland Avenue – Nicholas Gray and Beth Bingler

Karyn reviewed this application for dimensional relief to expand the front porch, as well as two additions on the back of the house and a new garage as well.

HARB Recommendations – March 25, 2021

SIGN APPLICATIONS

12 West State Street, Giovanni's on State

This new owner has applied for a business sign; he has taken over the restaurant.

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

Land Development Waiver – None

Ordinances, Amendments & Resolutions

Consideration of Ordinance Creating a Zoning Overlay District and Establishing Use, Dimensional, and Environmental Requirements for the Broad Street Gateway Overlay District – This has been discussed previously. On a motion from Mr. Brennan, seconded by Mr. Browne, the Committee voted unanimously to vote in favor of adopting this overlay district.

Subdivision and Land Development

SD/LD #2019-01 – Preliminary & Final Review, 333 North Broad Street

Karyn provided an overview of this, as it has been previously discussed. David Della Porta also attended, on behalf of the applicant. Jennifer questioned the traffic concerns and the width of the street on behalf of constituent questions; there will be a traffic light as well as angled parking. Phil explained the curb at the park is planned to be pulled back and will greatly increase the turning radius at the intersection.

On a motion from Mr. Brennan, seconded by Ms. Margolis, the Committee voted unanimously to forward the plan on to Borough Council for final approval.

SD/LD #2021-01 – Preliminary & Final Review, Harvey Avenue/Shady Retreat Road

Karyn reviewed the application, submitted by the Borough. It is proposed to subdivide part of the Shady Retreat portion from the remainder of the lot, and further subdivide that into three building lots to be sold. There would be limits to what could be built, as there is a floodplain area as well as a leased cell tower area. Karyn provided a draft motion, for the Committee to review.

On a motion from Mr. Brennan, seconded by Mr. Browne, all members voted unanimously to approve this application as a recommendation to Borough Council for final approval.

New/Old Business

Mr. Brennan discussed the possibility of more green transportation, bike-friendly, and/or car-charging facilities. Phil explained this would include the review of bicycle parking spaces as well as car-charging facilities. These additions to ordinances would apply to new projects. Discussion on this will continue.

Phil brought to the attention of the Committee, as part of the potential sale of the 57 West Court Street property, a neighbor has asked the Borough to issue an easement into his property from the rear of the Borough property to allow him access to his rear yard. At this time, the opinion of the Borough is to decline that request, as it would involve essentially giving away a large part of usable property.

Adjournment

On a motion from Mr. Brennan seconded by Ms. Margolis, the Committee unanimously voted to adjourn at 7:35pm.

Respectfully Submitted,

Amy Kramer
Meeting Minutes Secretary