

Borough of Doylestown Zoning & Planning Committee

Meeting Minutes

Meeting Date: Monday, March 13, 2017
Scheduled Time: 7:00 PM
Location: Council Chambers

Present

Councilpersons present were Wendy Margolis, Joe Frederick, and Susan Gordon. Staff present was Karyn Hyland, Director of Building and Zoning and Jim Dougherty of Gilmore & Associates.

Call to Order

The March meeting of the Zoning & Planning Committee was held in the Council Chambers of Borough Hall, 57 W Court Street on Monday, March 13, 2017, and was called to order at 7:00 PM.

Review and Approval of Minutes

On a motion from Ms. Gordon, seconded by Mr. Frederick, the February 2017 meeting minutes were approved as submitted.

Zoning Hearing Board Upcoming Meeting – March 15, 2017

There were no comments or concerns regarding the upcoming Zoning Hearing Board meeting.

Historic & Architectural Review Board Recommendations – February 23, 2017

Signage – 7 Taylor Avenue, Allison Jones, applicant

Building – 72 N. Main Street, Ali Nejad, property owner

Building – 146 N. Church Street, Michael Calhoun, property owner

On a motion from Mr. Frederick, seconded by Ms. Gordon, the Committee voted unanimously to forward the HARB recommendations on to Borough Council.

Land Development/Subdivision None.

Land Development Waivers

325 S. Main Street, Jefferson & Laura Barnes, property owners

On a motion from Ms. Gordon, seconded by Mr. Frederick, the Committee voted unanimously to recommend approval of the Land Development Waiver.

Ordinances, Amendments & Resolutions

Consideration of Ordinance No. 2017-3 Amending Floodplain Requirements

Ms. Hyland noted that the Committee had heard about this in February, and that it has already been advertised. On a motion from Ms. Gordon, seconded by Mr. Frederick, the Committee voted unanimously to approve the Ordinance Amendment.

Consideration of Resolution No. 2017-2 Updating the Fee Schedule

Ms. Hyland explained that the Borough currently has a "Green Points" program in place if applicants utilize environmentally friendly building methods. Each one of these points has a predefined value and results in a percentage reduction of the building permit fee. The Green Points program, however, is now 10 years old, and building codes are stricter environmentally. The EAC has recommended that the

program be updated, which necessitates a change to the fee schedule as a whole. Ms. Margolis noted that the EAC had done all the work on the proposed updates; Mr. Frederick stated that the EAC was able to make many updates and fill in gaps. On a motion from Mr. Frederick, seconded by Ms. Margolis, the Committee voted unanimously to recommend advertisement of the Resolution.

New/Old Business

Update on Bucks County Justice Center Phase III – VIP Parking Deck Land Development Application

Ms. Hyland explained that, as part of the preliminary overall plan approval, the Justice Center was meant to be a three-phase project. Phase I was the parking garage; Phase II was the demolition of the previous garage and construction of the Justice Center building; and Phase III is meant to be the new VIP parking deck at Court and Broad Streets. Late last year, the County came to the Borough and asked for an extension to the original deadline for the parking deck. Borough Council agreed to extend the deadline by two years. Ms. Hyland reported that the County has now submitted a land development application, about which the Borough is very happy. It requires some zoning relief, which was already identified on previous plan approvals. She added that the Borough Zoning Ordinance will require some minor tweaks, as there are some unique elements to the construction of parking garages. The Committee discussed the plans in general, touching on stormwater management issues, snow plowing, landscaping, and wall modulations. Ms. Hyland advised that no action was required at this time.

Adjournment

On a motion from Ms. Gordon, seconded by Mr. Frederick, the meeting was adjourned at 7:24pm.

Respectfully Submitted,

Dirk A. Linthicum

Meeting Minutes Secretary