

**JOINT MEETING  
DOYLESTOWN BOROUGH PLANNING COMMISSION  
ENVIRONMENTAL ADVISORY COUNCIL  
OCTOBER 28, 2025  
MEETING MINUTES**

The Doylestown Borough Planning Commission meeting was held at Borough Hall on October 28, 2025, at 7:00 p.m. The members present were as follows:

**Planning Commission:**

James Lannon, Chairman  
Gus Perea  
Nick Caramenico  
Andy Happ  
Heather Mahaley  
Kali Smalley

**Environmental Advisory Council:**

Steve Nelson  
David Riedel  
Dan Ford  
Grant Alger  
Kirstyn Gudknecht

Also present were Sustainability Coordinator Grant Rowe, Jim Dougherty from Gilmore and Associates, and Borough of Doylestown Director of Planning and Zoning Karyn Hyland.

**CALL TO ORDER:** Mr. Lannon called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance in honor of Libby White.

**MEETING MINUTES:** The September 30, 2025, Planning Commission meeting minutes were approved as written (Perea/Happ).

**DOYLESTOWN CLIMATE ACTION PLAN DISCUSSION:** Steve Nelson presented the draft Doylestown Climate Action Plan (DCAP) to the members of the Planning Commission and EAC. Planning Commission members shared feedback and noted ways to improve the plan and presentation to the public.

Mr. Lannon presented two motions to the Planning Commission. The first motion is to add the draft DCAP as an amendment to the Comprehensive Plan (Lannon/Caramenico). The second motion is to open the public comment period for the Climate Action Plan and to add it to the January Planning Commission meeting (Lannon/Happ).

**OLD/NEW BUSINESS:** Under the topic of New Business, Karyn recognized Gus Perea's contribution to the Borough of Doylestown on various Boards and Commissions. This is Gus's last meeting as a Planning Commission member.

**ADJOURNMENT:** With no further business, the Commission and EAC adjourned at 7:47 pm (Lannon/Happ).

Respectfully submitted,  
Erika Fellman