

Borough of Doylestown Zoning & Planning Committee

Meeting Minutes

Meeting Date: Monday, January 10, 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 Karyn Hyland, Director of Building & Zoning, Borough Manager John Davis, Deputy Borough Manager Phil Ehlinger, Mayor Noni West, Borough Council President Jack O'Brien, James Lannon, Borough Planning Commission Chair, as well as Councilpersons Joe Frederick, Larry Browne, and Wendy Margolis.

Call to Order

The January meeting of the Zoning & Planning Committee was held on Monday, January 10, 2022, and was called to order by Mr. Brennan at 7:00 PM.

Review and Approval of Minutes

Meeting minutes from the December meeting will be reviewed at the next meeting.

Zoning Hearing Board

Mr. Brennan reviewed the standard procedure for new members of the Committee.

HARB Recommendations

SIGN APPLICATION

20 Donaldson Street, Allison Booth

Ms. Hyland reviewed the application for a new business sign.

Due to a very small agenda and lack of a quorum, HARB did not vote on this application, but members did provide opinions and suggestions to Borough Staff. On a motion from Mr. Brennan, seconded by Mr. Livrone, all members voted to approve the sign application as submitted.

Land Development Waiver: None

Ordinances, Amendments & Resolutions: Platform Dining Ordinance

Mr. Davis provided background information on this plan, which came into fruition through the Community Support Working Group as a result of COVID in order to help Borough restaurants remain open by utilizing parking areas on private property as well as Borough parking lanes for outdoor table dining. Several restaurants on East and West State Street are interested in continuing this program, designed to be modeled after the West Chester outdoor dining plan. The draft ordinance was presented to the Committee with a request for more detailed guidance regarding rules and cost.

Ms. Hyland presented the ordinance, which allows for four parking stalls to be used for outdoor dining on each block. A built-up platform is required so as to not need a step up or step down to the sidewalk. The platform can be used from early April through late October; tables need to be removed each night, and the platform removed at the end of the season. This will be limited to the Central Commercial district, which is where the demand is. A permit fee needs to be established, taking into consideration lost parking revenue. The Liquor Control Board will allow an extension of the space, and the Borough open alcohol container ordinance will need to be adjusted to allow for it. Each license will require a \$1 million insurance policy, with the Borough listed as additional insured and there will be requirements regarding the construction with safety in mind, as well as the aesthetic value.

Tim discussed the possible need to vet the applications to ensure there is not a conflict as well as working closely with the solicitor to ensure the Borough will have the protection necessary. John noted the Solicitor will be closely involved in the

review, as well as Delaware Valley Insurance Trust. Specific details of permissible construction materials were reviewed, as well as standing heaters, which will not be permitted. This discussion will continue at the next meeting.

Subdivision and Land Development: None

New/Old Business: Comprehensive Plan Update Proposal - Bucks County Planning Commission Presentation

Bucks County Planning Commission representatives Evan Stone, Matt Walters, and Mike Roedig presented information on the proposed Comprehensive Plan Update and the qualifications of those involved. Going forward, the Planning Commission will work on the details of the Comprehensive work and report back to the Zoning and Planning Committee on developments.

All members voted in favor of Mr. Brennan's motion to accept the proposal.

Adjournment

The Committee unanimously voted to adjourn at 8:20pm.

Respectfully Submitted,

Amy Kramer
Meeting Minutes Secretary