

Borough of Doylestown Zoning & Planning Committee

Meeting Minutes

Meeting Date: Monday, July 9, 2018
Scheduled Time: 7:00 PM
Location: Council Chambers

Present

Councilpersons present were Chairman Tim Brennan, Susan Gordon, Don Berk, and Ben Bell. Staff present was Karyn Hyland, Director of Building & Zoning, and Phil Ehlinger, Deputy Borough Manager.

Call to Order

The July meeting of the Zoning & Planning Committee was held in the Council Chambers of Borough Hall, 57 W Court Street on Monday, July 9, 2018, and was called to order by Mr. Brennan at 7:04 PM.

Review and Approval of Minutes

On a motion from Mr. Berk, seconded by Ms. Gordon, the Committee voted unanimously to approve the meeting minutes from June.

Zoning Hearing Board Upcoming Meeting – July 18, 2018

#2018-08 – 425 S. Main Street, TP 8-11-41-61 – MC Doylestown LLC / PM Doylestown, LLC – continued from May 16, 2018

Ms. Hyland reported that this is an appeal of a recent zoning map change from R3 to FC for the proposed Wawa property. The change is being challenged as “spot zoning,” so the Borough’s interests will automatically be represented at the meeting by the Solicitor. There were no questions or comment, and no action was taken on the Zoning Hearing Board application.

Historic & Architectural Review Board Recommendations – June 28, 2018

Signs

69 E. Oakland Ave, Joseph Wagner & Regina Marino, owners

Building

258 E. Court Street – Russell & Brooks Palmer, property owners

22 S. Main Street – Main Street DYL Associates, LP, property owners

44 S. Clinton Street – Mercea Mears Hadigian and Richard Mears, property owners

On a motion from Mr. Brennan, seconded by Ms. Gordon, the Committee voted unanimously to handle the sign and building applications as a single package. On a motion from Mr. Brennan, seconded by Mr. Berk, the Committee voted unanimously to forward the HARB recommendations to the full Council.

Land Development/Subdivision None.

Land Development Waivers None.

Ordinances, Amendments & Resolutions

Authorization to Advertise the Grading Ordinance

Ms. Hyland noted that the Committee had seen this as a draft the previous month. It is now before them for authorization to advertise. The Ordinance will be sent to the Bucks County Planning Commission as well, and could then be considered for adoption next month. Responding to a question from Mr. Bell, Ms. Hyland stated that there had been no substantive language changes made. Responding to a question

from Mr. Bell, Mr. Ehlinger stated that the Ordinance refers to a stormwater management plan that an applicant will have to produce and submit; this was required due to a County-mandated ordinance that was adopted by the Borough roughly eight years ago. On a motion from Mr. Brennan, seconded by Ms. Gordon, the Committee voted unanimously to recommend approval of the Ordinance to the full Borough Council.

New/Old Business

Ms. Hyland noted that the Bucks County Planning Commission had put together a corridor plan for the Cross Keys area about a year ago. The plan was presented at a meeting of the Doylestown Planning Commission, as well as to the other municipalities. The plan includes a connector road between North Main and Old Easton; the latter road would be slightly reconfigured, as would the intersection of Swamp and Old Easton. There was considerable resident feedback at the Doylestown meeting, including major concerns about removing the signal and limiting turning movements. Ms. Hyland stated that she would be attending the Buckingham Planning Commission meeting, which is considering an application for a Wawa in the Cross Keys area.

Mayor Ron Strouse, in attendance at the meeting, asked why the connector road was being linked with Swamp Road. Ms. Hyland stated that PennDOT is requiring the linkage, and wants the signal removed because it would no longer meet the warrants for one. However, the limitation of turn movements would have a significant impact on the Borough. Responding to further questions from Mayor Strouse, Ms. Hyland stated that, since Doylestown does not know where Buckingham is in their planning process, it is uncertain when Doylestown Borough would have input into the proposed Swamp Road modifications. Mr. Ehlinger suggested that Doylestown could appeal directly to PennDOT. Mayor Strouse asked how the Borough could give voice to their residents on the issue. Mr. Ehlinger stated that the Borough is working on that; the area is part of a major north / south cycling route, and the intersection would be unusable for cycling if the changes are made. He also suggested that there is a "complete streets" argument to be made, as the plan makes no accommodate for pedestrians or bicycles.

Ms. Hyland reported that the Borough plans to send notices to their impacted residents tomorrow. Responding to a question from Mayor Strouse, Mr. Ehlinger stated that the forum for Doylestown residents to voice their concerns is any public meeting where the plan is being discussed. Borough staff and some interested residents will be attending the meeting in Buckingham to get a sense, strategically, of what their options are. There was some discussion of the traffic impacts on various roads near the area of the proposed development. Ms. Hyland stated that Borough staff members would attending the meeting, after which they would all have a better idea of what options they might have. There was no further discussion.

Adjournment

On a motion from Mr. Berk, seconded by Ms. Gordon, the Zoning and Planning Committee unanimously adjourned at 7:37pm.

Respectfully Submitted,

Dirk A. Linthicum

Meeting Minutes Secretary