

Borough of Doylestown

Zoning & Planning Committee

Meeting Minutes

Meeting Date: Monday, August 13, 2018
Scheduled Time: 7:00 pm
Location: Council Chambers

Present

Committee members present were Chairman Tim Brennan, Susan Gordon, Don Berk and Ben Bell. Staff present was Karyn Hyland, Director of Building and Zoning and Phil Ehlinger, Deputy Borough Manager. Also present was Councilman Joe Flood and Judge Mark Douple, resident of 33 Mercer Avenue.

Call to Order

The August meeting of the Zoning & Planning Committee was held in the Council Chambers of Borough Hall, 57 W. Court Street on Monday, August 13, 2018 was called to order by Mr. Brennan at 7:03 pm.

Review and Approval of Minutes

On a motion from Ms. Gordon, seconded by Mr. Bell, the Committee voted unanimously to approve the meeting minutes from July 9, 2018.

Zoning Hearing Board Upcoming Meeting – August 15, 2018

#2018-13 – 425 S. Main Street, TP 8-11-41-61 – Provco Pineville Doylestown, L.P.

Ms. Hyland reported that this a request for a special exception pursuant to Section 406 of the Doylestown Borough Zoning Ordinance to permit self-service gasoline pumps on the property. Ms. Hyland noted that the next step would be for Provco Pineville Doylestown, LP to submit a Land Development application. There were no questions or comment, and no action was taken on the Zoning Hearing Board application.

Historic & Architectural Review Board Recommendations – July 26, 2018

Signs

70 W. Oakland Avenue- New Business Sign- Bee, Bergvall & Co.
96 W. State Street- New Business Sign- State Street Steak & Seafood
1 W. Court Street- New Business Sign- Lilly's Gourmet, Brew Bar & Catering

Building

35 Bridge Street- Roof Replacement, Rachele Daniels, Property Owner
187 E. Court Street- Greenhouse/Conservatory Addition, William & Laurie Schutt, Property Owners

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

Land Development Waiver – None

Land Development/Subdivision – None

Ordinances, Amendments & Resolutions

Consideration of Ordinance 2018-11- Regulating Grading, Site Disturbance and Tree Protection

Ms. Hyland noted the Ordinance was advertised last month and is now ready to be passed by Council.

Responding to a question from Mr. Bell if there were any inquiries regarding the advertisement, Ms. Hyland stated that Ms. Kelli McGowen, an attorney who handles many land development applications called for clarification.

On motion from Mr. Bell, seconded by Mr. Berk, the Committee voted unanimously to recommend approval of Ordinance 2018-11 to the full Borough Council.

Consideration of Resolution 2018-10 Adopting the “Borough of Doylestown- 2108 Fee Schedule”

Ms. Hyland reviewed the reasons for the fee and escrow for grading permits. The permit fee is \$100.00 with a refundable \$250.00 escrow. If the grading work is submitted as part of a building permit application we will not collect an additional escrow for the grading portion.

On motion from Mr. Brennan, seconded by Mr. Bell, the Committee unanimously voted to approve Resolution 2018-10 adopting the “Borough of Doylestown – 2018 Fee Schedule.”

Old/New Business

Proposed Wawa- Buckingham Township-Old Easton and Swamp Roads Intersection Discussion

Ms. Hyland opened the discussion by summarizing the scope of the proposal for a new Wawa north of the Cross Keys intersection: a convenience store, gas pumps, connector road between Easton and Old Easton Roads, elimination of the traffic signal at Old Easton and Swamp Road, and restriction of left and thru movements along Old Easton Road at Swamp Road. Hyland presented a draft letter to Buckingham Township on behalf of Doylestown Borough expressing opposition to the proposed intersection modifications at Old Easton and Swamp Roads.

Resident Mark Douple, who lives on Mercer Avenue, expressed his concern that Mercer Avenue will become the Rt. 313 bypass due to the proposed traffic restrictions. Mr. Bell asked if we are able to restrict traffic through Mercer Avenue and Deputy Borough Manager, Phil Ehlinger didn't think this would fix the problem. In Mr. Ehlinger's opinion we should support the project, but look into more creative solutions for traffic patterns.

A design charrette is scheduled later this month to allow municipal staff, PennDOT staff, Representative Marguerite Quinn and Senator Chuck McIlhinney to brainstorm alternative intersection treatments.

Ms. Gordon motioned to send the letter and Mr. Berk seconded. All were in favor.

Budget Discussion

Mr. Ehlinger opened the discussion of a Comprehensive Plan for Doylestown Borough. The cost of a new Comprehensive Plan is upward of \$100,000. Ehlinger explained that with the upcoming expense of renovating and moving the borough offices and police department to the PenDOT building on Broad Street, this may not be the best time to incur the cost of a Comprehensive Plan. Mr. Ehlinger's recommendation is to postpone the Comprehensive Plan and revisit it in three to five years.

Adjournment

On motion from Mr. Brennan and seconded by Ms. Gordon the Zoning and Planning Committee was unanimously adjourned at 8:15 pm.

Submitted by Janet Hedrick