

Borough of Doylestown Zoning & Planning Committee

Meeting Minutes

Meeting Date: Tuesday, October 9, 2018
Scheduled Time: 7:00 PM
Location: Council Chambers

Present

Councilpersons present were Chairman Tim Brennan and Susan Gordon. Staff present was Karyn Hyland, Director of Building & Zoning.

Call to Order

The October meeting of the Zoning & Planning Committee was held in the Council Chambers of Borough Hall, 57 W Court Street on Tuesday, October 9, 2018, and was called to order by Mr. Brennan at 7:06 PM.

Review and Approval of Minutes

Due to lack of a quorum, the approval of the September 2018 minutes was deferred until next month.

Zoning Hearing Board Recent Meeting – October 4, 2018

ZHB 2018-15 – 96 W State Street, TP# 8-8-212, 96 (Nine) W. State Street, property owner

Ms. Hyland explained that this was a request for an internally-illuminated sign, which the Borough zoning ordinance does not permit. Responding to a question from Ms. Gordon, Ms. Hyland stated that notifications were sent out per Borough requirements, but no one appeared to oppose the application. Ms. Hyland noted that the illumination in the sign is somewhat unique; it is comprised of three panels, with light shining inward to illuminate the innermost panel from both sides. None of the Committee members present made an objection to the sign.

ZHB 2018-16 – 82/84 Shewell Ave, TP# 8-4-323, Doylestown Fire Co #1, property owner

Ms. Hyland reported that this is a residential property neighboring the firehouse. The application is to add a fourth residential unit; however, in the 1990s, the property came before the ZHB and there was testimony indicating that there were only two residential units. Thus, they had to correct the record in order to obtain relief. Ms. Hyland did not believe that there was any intentional misleading. Responding to a question from Mr. Brennan, Ms. Hyland noted that parking is a concern in that area. The applicants have a letter from the Covenant Bank which grants permission for parking during off hours; this permission as included as a condition of their approvals.

ZHB 2018-17 – 266 N Broad Street, TP# 8-5-2, Barbara Seiden, applicant

Ms. Hyland reported that this is a request to use part of the old Philadelphia Rivet building for swim lessons. Relief was granted by the ZHB.

Zoning Hearing Board Upcoming Meeting – October 17, 2018

ZHB 2018-14 – 401 S. Main Street, TP# 8-11-43 & 8-41-23, Tina Mazaheri, property owner

Ms. Hyland reported that this application was discussed last month. There was no further discussion or action by the Committee members present.

Historic & Architectural Review Board Recommendations – September 27, 2018

Signage

22 N. Main Street, Playa Bowls, Mars Investments, property owner

31 W. Ashland Street, John Mazer & Ralph Mazer, Esq., property owners

Building

66 E. Oakland Avenue, Tony & Anita Trasatti, property owners

Ms. Hyland noted that the building application is one that the HARB has struggled with for several months. The application initially came in with a mansard roof; however, the building is surrounded by a number of very grand, authentic buildings with similar roof types. The HARB believed that it would be dwarfed by these other buildings and suggested alternative designs. The property will still need to go through land development approval. Responding to a question from Ms. Gordon, Ms. Hyland explained that there is a unique parking situation on the property involving two strips of stacked spaces. The spaces themselves also do not comply. Due to the nature of the property, they will likely never be able to create fully compliant parking. The Committee members present both recommended that the HARB approvals be forwarded to Council.

Land Development/Subdivision None.

Land Development Waivers None.

Ordinances, Amendments & Resolutions None.

New/Old Business

Ms. Hyland noted that next month's Committee meeting will be held on Tuesday, November 13, after Veteran's Day. She advised the Committee to expect a possibly crowd-drawing land development application for the potential Wawa property.

Adjournment

On behalf of the Committee members present, Mr. Brennan recommended that the meeting be adjourned at 7:29pm.

Respectfully Submitted,

Dirk A. Linthicum

Meeting Minutes Secretary