

Borough of Doylestown
Zoning & Planning Committee
Meeting Minutes

Meeting Date: Monday, December 10, 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 were Council President Jack O'Brien, Councilman Joe Frederick, Mayor Ron Strouse and Planning Commission member Jim Lannon.

Call to Order

The December meeting of the Zoning & Planning Committee was held in the Council Chambers of Borough Hall, 57 W. Court Street on Monday, December 10, 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. Berk, the Committee voted unanimously to approve the meeting minutes from November 13, 2018.

Zoning Hearing Board Upcoming Meeting – None

Historic & Architectural Review Board Recommendations – November 29, 2018

Signs

33 N. Main Street- New Business Sign- Kung Fu Restaurant
45 E. State Street- New Business Sign- Evolution Candy

Building

277 Belmont Avenue- Windows & Siding, Tom & Laura Povedano, Property Owners
278 W. Oakland Avenue- Exterior Renovations, Kurt & Amy Kremser, Property Owners
82 S. Clinton Street- Windows, Robert & Claire Huffman, 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 - None

Old/New Business

Redevelopment of the Intelligencer Property at 333 N. Broad Street

Deputy Borough Manager, Phil Ehlinger, opened the discussion by stating that this was not a formal application, but rather an overlay vision of the Broad Street Corridor Project . Representing the project for the Calkins Family were, Joe Duffy, Peter Stampfl, Architect, Scott Mill, Landscape Architect and Thomas Comitta, Planner.

The property is located on seven and a half acres at the corner of N. Broad St and Atkinson Drive. The project will consist of three buildings of mixed use, with 224 one and two bedroom residential apartments and three or four retail units. About one acre will remain as a wooded park area. Building A will have retail/commercial use and parking on the ground level, apartments on the second and third floors and a rooftop pool. Building B will have a facility office and parking on the ground level with apartments on the second and third floors. Building C located in the rear of the property will be a five or six story high rise in an Art Deco design.

Courtyard parking and on street parking will be provided for retail customers and residents will have interior parking available. Utilities will be place underground and mechanical equipment will be placed either on the roof or in the mechanical room. Mr. Ehlinger noted that Borough personnel will discuss existing exposed power lines on Broad Street with PECO to see if the lines may be placed underground. Specific building material will be used to buffer noise between the retail units and the residential units.

The 20 month project should begin by summer of 2019 and will be split into phases. The next step will be to file a formal sketch plan with the Planning Commission.

Adjournment

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

Submitted by Janet Hedrick