

# Borough of Doylestown Zoning & Planning Committee

## Meeting Minutes

Meeting Date: Wednesday, October 5, 2016  
Scheduled Time: 7:30 PM  
Location: Council Chambers

### Present

Councilperson present was Susan Gordon. Chairperson Tim Brennan was available via teleconference. Staff present was Karyn Hyland, Zoning Officer.

### 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 Wednesday, October 5, 2016, and was called to order at 7:30 PM.

### Review and Approval of Minutes

Due to lack of a quorum, review and approval of minutes for the September 12, 2016 were deferred until the next meeting.

### Zoning Hearing Board Upcoming Meeting – September 21, 2016

#### ZHB # 2016-18 – Jefferson & Laura Barnes, 325 S. Main Street, TP# 08-008-464

Ms. Hyland reported that this is a request for an addition to a building that has been vacant for several years. She noted that the applicants are asking for relief from floor area ratio and to permit Use 11, Dwelling in Combination. The Committee took no action on the application.

#### ZHB # 2016-19 – Ryan & Yeon Kim Clark, 4 Maple Lane, TP# 08-010-011-002

Ms. Hyland reported that this is a request for a second story addition as well as a one story addition to an existing dwelling. She noted that the applicants are asking for relief from rear yard setback, floor area ratio, and building coverage. The Committee took no action on the application.

#### ZHB # 2016-20 – Heather Dugan, 18 W. State Street (Doylestown Inn), TP# 08-008-265

Ms. Hyland reported that this is a request for a special exception to permit Use 36, Public Entertainment, in two rooms within the Doylestown Inn that are currently being used as office space. She noted that the establishment would be known as the "Escape Room," which is a puzzle solving activity. The Committee took no action on the application.

### Historic & Architectural Review Board Recommendations – September 22, 2016

#### Sign & Building Applications

Mr. Brennan and Ms. Gordon agreed that applications for 57 South Main Street and 255 West Court Street would be forwarded to Borough Council for approval as presented to HARB.

Land Development/Subdivision None.

Land Development Waivers None.

**Ordinances, Amendments & Resolutions**

**Authorization to Advertise Valet Parking Ordinance**

Ms. Hyland explained that the three components to the proposed ordinance are to create a vendor licensing program, to designate three valet zones along State Street, and to create Use 39.1, Valet Parking Lot, in the Borough's Zoning Ordinance. Ms. Hyland noted that the draft ordinance was also presented to the Public Safety Committee. Mr. Brennan and Ms. Gordon agreed that the ordinance should be forwarded to Council for authorization to advertise.

**New/Old Business**

**SS Associates, LLC 140 Veterans Lane, Transfer of Liquor License Application**

Hyland reported that a hearing would be held on Monday, October 17 at 7:00 PM prior to the Borough Council meeting for the transfer of a liquor license into the Borough. She noted that the license would be for a proposed italian restaurant at the new shopping center at Veterans Lane and Atkinson Drive. No action needed.

**Adjournment**

The meeting was adjourned at 8:00pm.

Respectfully Submitted,

Karyn Hyland