

Borough of Doylestown Zoning & Planning Committee

Meeting Minutes

Meeting Date: Tuesday, January 13, 2020
Scheduled Time: 7:00 PM
Location: Council Chambers

Present

Councilpersons present were Chairperson Tim Brennan, Wendy Margolis, Larry Browne, and Jennifer Jarret. Also present were Karyn Hyland, Director of Building & Zoning, Jim Dougherty, Borough Engineer, Mayor Ron Strouse and Borough Council President Jack O'Brien.

Call to Order

The January meeting of the Zoning & Planning Committee was held in the Council Chambers of Borough Hall, 57 W Court Street on Tuesday, January 13, 2019, and was called to order by Mr. Brennan at 7:00 PM.

Review and Approval of Minutes

On a motion from Ms. Margolis, seconded by Ms. Jarret, the December 2019 meeting's minutes were unanimously approved as submitted.

For the benefit of new members, Mr. Brennan reviewed the purpose and standard timeline of the Zoning and Planning Committee meetings, and Ms. Hyland explained the purpose and processes of the Zoning Hearing Board and how this Committee fits into that.

Zoning Hearing Board Meeting – January 15, 2020

ZHB 2020-01 425 S. Main Street – Provco Pinegood Doylestown South LLC (Wawa)

Ms. Hyland reviewed this application requesting variances for the business sign location. The sign displays gas prices. Ms. Jarret feels the sign is rather large, although the size of the sign is not part of the variance, per Ms. Hyland.

ZHB 2020-02 67 N. Broad Street, Julie Baines-Gould and Kevin Fitzgerald

This is a former Bucks County office, which was purchased and converted to a residential property with office space on the lowest level; an internal story was added. At that time, a variance for floor area ratio was given and all appropriate permits were approved but the owners never occupied the home. The potential new buyers would like to now use the property as a business, but the parking is no longer in compliance. The variance requested is for parking, which is now only sufficient for a residence. Ms. Hyland explained there is a shared alley in the rear of the property, with two parking spaces added along the side and were part of the previous variance. Residential requirements permit parking spaces to be within two feet of the property line; nonresidential parking spaces must be six feet from the property line. It is unclear how many spaces are required at this point.

ZHB 2020-03 320 E. Court Street, Alexa Breslin and Daniel White

The applicant has asked for this application to be continued until next month.

Ms. Hyland reviewed some details of this property; it is currently considered a condominium property with a shared driveway between the main home and the building holding three separate units. There is a condo association. A second driveway is included in the application, which comes with guidance from HARB. The applicant has been before HARB several times to discuss this application, and has been very accommodating and willing to make changes. Mr. Brennan asked if there will be a requirement to plant trees elsewhere to replace those to be removed; Ms. Hyland explained that is not a part of this process.

ZHB 2020-04 325 S. Main Street, Jefferson and Laura Barnes and Peoples Security Bank & Trust

This is an application for a bank in the R-3 zoning district. The property received some zoning relief several years ago for retail/dwelling. As it will be a different use, it will require zoning relief.

Historic & Architectural Review Board Recommendations – December 17, 2019

SIGN - None

BUILDING

155 E. Ashland Street – This application has been before HARB twice; the home is a split-level which makes a renovation and addition difficult, so a demo has been requested instead. An unhealthy tree has already been removed and at least one more will need to be taken out as well to allow for the new construction. The Shade Tree Commission will see that application.

On a motion from Mr. Brennan, and seconded by Mr. Browne, the Committee voted unanimously to recommend approval of the HARB recommendations to the full Borough Council for approval.

Land Development Waiver - None

Subdivision and Land Development - None

Ordinances, Amendments & Resolutions - None

New/Old Business – Ms. Hyland brought to the Committee that, in a review of ordinances, the HARB was found to have a two-year term limit (eight years), which has been overlooked inadvertently. This brings the question of what to do going forward: either draft an ordinance eliminating that requirement, or comply with the current ordinance. Ms. Hyland noted that no other Board or Committee has a term limit. Mr. Brennan feels the limit could cause a lack of qualified volunteers, although Ms. Margolis does think getting new perspectives from new members would be beneficial. After some discussion, which brought forward several points, such as the need for varied professional volunteers on the board and the possibility of instituting an interview process of some kind at the end of the term, most in attendance feel it would be best to strike that statement from the ordinance.

On a motion from Mr. Brennan, seconded by Ms. Jarret, the Committee agreed to forward the suggestion to remove the term limit on to the full Borough Council.

Adjournment

On a motion from Mr. Brennan, seconded by Mr. Browne, the Committee adjourned at 8:10pm.

Respectfully Submitted,
Amy Kramer
Meeting Minutes Secretary