

**DOYLESTOWN BOROUGH PLANNING COMMISSION**  
**NOVEMBER 25, 2019**  
**MEETING MINUTES**

The regular meeting of the Doylestown Borough Planning Commission was held at 7:30 PM on November 25, 2019 in the Council Chambers at 57 West Court Street, Doylestown PA 18901. Members present were as follows:

Chairman Gus Perea  
Vice Chairman James Lannon  
Kim Jacobsen  
Heather Mahaley  
Karyn Hyland, Director of Building and Zoning  
Phil Ehlinger, Deputy Borough Manager  
James Dougherty, Gilmore & Associates  
Jack O'Brien, Borough Council President  
Mayor Ron Strouse

**CALL TO ORDER:** The meeting was called to order at 7:30 PM by Mr. Perea, followed by the Pledge of Allegiance in honor of Martin Corr.

**APPROVAL OF MINUTES:** On a motion from Ms. Jacobsen, seconded by Mr. Lannon, the Commission voted unanimously to approve the October 2019 minutes as amended.

**LAND DEVELOPMENT WAIVER:**

#2019-12 – 300 Spruce Street, Elliot Schnur, TP #8-5-073

Kristin Holmes of Holmes Cunningham Engineering presented a land development waiver application for this property. It is an existing doctor's office with a parking lot with a two-car detached garage and five parking spaces. The proposal includes a demolition of the garage, resurfacing for parking. The current total seven parking spaces would remain, but without the garage. Review letters from all consultants including CKS Engineers and Gilmore and Associates as well as Borough Building and Zoning, Shade Tree Commission, and Doylestown Borough Fire Company are 'will comply' and there are no issues. Commission members had no questions regarding the application. On a motion from Ms. Jacobsen and seconded by Mr. Lannon, all Commission members are in favor of recommending the application to Borough Council for final approval as submitted.

**SUBDIVISION / LAND DEVELOPMENT APPLICATIONS:**

#2019-10 – Calkins Investment, 333 North Broad Street, TP #8-5-4-1, 8-5-4-3, & 8-5-4-4 Preliminary & Final Review

#2010-11 – Calkins Investment, 333 North Broad Street, TP #8-5-4-4, 8-5-4-3, & 8-5-4-4 Zoning Text Amendment

Presenting the plans for this project were Ed Murphy, Tom Comitta, Pete Stampfl, and Joe Duffy as well as traffic consultants and civil engineers. This 7.5 acre property included the former production facility for The Intelligencer, which has been demolished. The proposal includes a request for a zoning overlay on the parcels with the possibility of expanding to include other properties along Broad Street. Various review letters have been received and discussed at length. Generally, the review comments are "will comply" by the applicant but those issues will be delved into at a later date. The focus at this meeting is on the ordinance and explaining the broad scope of the development proposal. The plans as presented include three buildings, one with frontage on both Broad and Atkinson, one with frontage on Atkinson, and one set back from both streets. The buildings with perimeter road frontage will be mixed use with ground floor perimeter as retail/business and upper floors as dwelling units. The remaining building will be composed of dwelling units. The property will also include wooded open space, streetscape improvements, enclosed and surface parking, and other site amenities. Perimeter buildings have been designed to respect the Borough's architectural design standards.

Mr. Stampfl presented design mockups, following design guidelines with a variety of architectural styles, the building height is broken up with different detailing and roof types at the corner of Atkinson Drive and Broad Street. The plans include a strong anchor building with use of brick and precast materials in keeping with other buildings in the Borough. The ground level is proposed as retail, the upper floors are planned as a mix of one-and two-bedroom apartments. The floor plans have not been developed in detail yet. To break up the size of the building and strong horizontal line, there will be various dormers and chimneys used. This project is close to the former PennDot yard, which will be a public park, as planned previously and separately. The proposed drive to be added will be close to the existing wooded area and the Post Office, and across from the new Borough public park.

Amenities to be included are bike parking, a lounge, and a dog wash area as well as a fitness center and rooftop pool and firepits. There will be recessed balconies and dormers as well to soften the look. Building C is at the back of the site and is the tallest with a different architectural style from the other two buildings. Around the property, there are planned bike racks, park benches and decorative lightposts. Mr. Ehlinger's suggestion to the planners was to look at the historic structure of buildings in town and keep those ideas regarding width of various materials, etc. Mr. Comitta made it clear that all suggestions from Gilmore and Associates will be accepted and committed to.

The area is part of a proposed ordinance overlay. Broad Street has a different character than the Main Street area and an overlay is basically an addition to the current ordinance; it doesn't change the underlying zoning but allows for additional uses and density based on quality of construction and an environmental scoring rubric.

In response to questions from Ms. Jacobsen, Dan of Van Cleef Engineering explained the circulation roads (driveways) will be 26 feet wide with a loading zone and will lead to a parking area. A concern among some residents in attendance as well as Commission members is the proposed angled parking on Atkinson Drive. Some in attendance feel parallel parking would be best, although Mr. Ehlinger agrees with the traffic consultants and others that the safer alternative is the reverse angled parking. John Halderson of 202 Harvey Avenue, questioned whether there would be dedicated parking for shop owners and employees. It was explained that based on parking requirements, one space is required per 2000 square feet and there is designated parking to meet that requirement. There are 401 required spaces, with 430 being provided in the current plan. Parking on Atkinson Drive and Broad Street will be geared toward retail customers. Internal parking at Building A is designated for shop owners and employees, along with a parking garage designated more for residents. While the parking garage is open to the public from North Broad Street, there is a lobby connection from the garage for residents of the building.

Brian Guerriero, of 18 South Church Street, attended the meeting to provide his opinion of this project. He is not in favor of this large development and finds the scale of the buildings and residential density to be problematic for the streets and 'small town' feel of Doylestown. Donna Aebly, of 49 Doyle Street, is concerned with drainage, as a resident of the nearby Belvedere community, where there are draining issues currently. Also, with the volume of traffic this property could bring to the area of town, she feels parking could become a problem. Ms. Jacobsen stated she is also concerned with the density of this project in regard to parking. Mr. Stampfl explained that there are several reasons for the density; the cost of this project is higher, because they are using high quality products. There are several planned drive-sharing areas, which will hopefully encourage the use of that feature as many people are moving to Doylestown Borough for its walkable nature. Mr. Ehlinger explained the green points system as an incentive program, designed for high-quality and efficient projects. If the density were to be cut back, so also will the quality of the project. Several residents attending the meeting are in favor of this project, for those who do not drive or are looking to downsize. Mr. Guerriero again explained why he is strongly opposed to this project and the density it brings to that area of town. Mr. Ehlinger discussed the delicate balance between density and quality and the Borough works hard to achieve that balance.

The current plans will be revised based on review comments and the applicant will return to a future meeting.

#2019-05 – Lisa Pavlow, 93-95 Wood Street, TP #8-4-225 & 8-4-225-1 Lot Line Change & Land Development – Revised Submission

Kellie McGowan and Kristin Holmes presented revised plans to create one three-unit, three lot subdivision that will hopefully be viable. Two units will be developed into one single unit with a second unit on the attached lot. Zoning criteria for each lot is consistent with the relief granted by the Zoning Hearing Board. A large tree central to the plan has since been damaged in a storm and is now down. All review letters are 'will comply'. The applicant is requesting waivers based on the Gilmore and Associates letter for the following: B2 – to waive dedication of additional right-of-way at Holbain's Alley as well as from providing a curb and sidewalk, B3 – waive prohibition of alleys as the lot actually fronts on the alley, B4 – waive prohibition to grade within five feet of the property line. The rear lot has grading and a waiver currently exists for setbacks. B5 – Two trees will be provided although there are some constraints regarding placement due to the lot and wires, etc. Mr. Lannon asked if the client would be open to providing a third tree elsewhere in the Borough; the applicant would like to add a third tree somewhere on the property, and the Commission would appreciate that as well. They are asking for flexibility regarding placement of the new tree, however. B6 - An asphalt overlay of Holbain's Alley is not required as this is a two lot location already. Regarding the CKS Engineers letter, the existing water service to what is currently the second dwelling will be extended to the new dwelling, which will be approximately 70 feet. The Borough Water Department's recommendation of a meter pit installation is fine with the applicant. All notes from the Zoning Department are will comply as well; there are several trees in poor health and will need to be removed. All recommendations from the Doylestown Fire Company are 'will comply' as well.

Ms. Jacobsen made a motion to recommend to Borough Council the approval of the subdivision and land development of this property as submitted and in accordance with review letters and that the requested waivers be granted. In addition, the applicant would not be required to overlay the length of Holbain's Alley. This motion was seconded by Mr. Lannon and all members of the Commission were in favor.

**ORDINANCES & AMENDMENTS:** None.

**NEW / OLD BUSINESS:** None.

**ADJOURNMENT:** There being no further business, on a motion from Ms. Jacobson, seconded by Ms. Mahaley, the Commission adjourned at 9:25 PM.

Respectfully submitted,

Amy Kramer  
Meeting Minutes Secretary