

Borough of Doylestown Zoning & Planning Committee

Meeting Minutes

Meeting Date: Monday, February 11, 2019
Scheduled Time: 7:00 PM
Location: Council Chambers

Present

Councilpersons present were Chairman Tim Brennan, Don Berk, and Ben Bell. Staff present was Karyn Hyland, Director of Building & Zoning, Phil Ehlinger, Deputy Borough Manager, and Jim Dougherty, Borough Engineer. Mayor Ron Strouse and Borough Council President Jack O'Brien were also present.

Call to Order

The February meeting of the Zoning & Planning Committee was held in the Council Chambers of Borough Hall, 57 W Court Street on Monday, February 11, 2019, and was called to order by Mr. Brennan at 7:00 PM.

Review and Approval of Minutes

On a motion from Mr. Berk, seconded by Mr. Bell, the January minutes were unanimously approved as submitted.

Zoning Hearing Board Recent Meeting – None.

Historic & Architectural Review Board Recommendations – January 24, 2019

SIGNS – None.

BUILDING

15 W. State Street, roof repair, Class Harlan, Debbie Prendergast, property owner

Ms. Hyland reported this application is to repair and replace the pent roof of the above-mentioned property, after a portion was hit and damaged by a truck. Currently, the existing roof is cedar shingled; HARB has approved the standing seam replacement roof as proposed. Ms. Hyland noted there are construction details to be worked out but there should be no issue. On a motion from Mr. Berk, seconded by Mr. Bell, the Committee voted unanimously to forward the HARB recommendation to Borough Council.

Land Development/Subdivision – None.

Land Development Waiver

SDLDW #2018-03—66 E. Oakland Avenue, TP #08-008-353, Anthony & Anita Trasatti, property owners.

Ms. Hyland reported that this is currently a two-story property with a business on the first floor and a residence on the second floor. The owners would like to add a third floor as a residential dwelling. Mr. Ehlinger noted that while this is a site with its challenges, he is pleased with the designs they have presented since the first plans were revised. Mr. Bell noted there is an ordinance height limit of 35 feet, however this building will not reach that limit at approximately 26-28 feet. Ms. Hyland stated that this proposal was in an iterative review process between the Planning Commission and HARB. Multiple revisions to the building stairs affected the site layout. They do now have a Certificate of Appropriateness. On questions regarding parking posed by Mr. Brennan, Ms. Hyland noted there is sufficient off-street parking for both the business and the residents. On a motion from Mr. Bell, and seconded by Mr. Berk, the Committee voted unanimously to forward the HARB recommendation to Borough Council for approval.

Subdivision and Land Development

SDLD #2019-02 – 561 N. Main Street, TP #08-005-111-002, McDonald's Rebuild

Franchise Realty Interstate Corporation, property owner.

Ms. Hyland noted this building does exist in the flood way but there will be some improvements. While the building will remain the same size, it will be moved out of the flood way. Mr. Bell inquired on whether the stream will still be visible and how enforcement of tree protection will be handled; Ms. Hyland informed the committee that the stream will still be visible, and the tree line will be shown on the plans. On a motion from Mr. Berk, and seconded by Mr. Bell, the Committee voted unanimously to forward the plan on to Borough Council for final approval.

Ordinances, Amendments & Resolutions

None.

New/Old Business

After an executive session, Mr. Bell made a motion to authorize the solicitor to file a land use appeal of the variances and special exception granted by the Zoning Hearing Board. This was seconded by Mr. Berk and was unanimously approved.

Adjournment

On a motion from Mr. Berk seconded by Mr. Bell, the Committee unanimously voted to adjourn at 8:55pm.

Respectfully Submitted,

Amy Kramer
Meeting Minutes Secretary