

# Borough of Doylestown Zoning & Planning Committee

## Meeting Minutes

Meeting Date: Monday, March 7, 2019  
Scheduled Time: 6:00 PM  
Location: Council Chambers

### Present

Councilpersons present were Chairman Tim Brennan, Don Berk, and Sue Gordon. Also present were Karyn Hyland, Director of Building & Zoning and Jim Dougherty, Borough Engineer.

### Call to Order

The March meeting of the Zoning & Planning Committee was held in the Council Chambers of Borough Hall, 57 W Court Street on Thursday, March 7, 2019, and was called to order by Mr. Brennan at 6:00 PM.

### Review and Approval of Minutes

On a motion from Mr. Berk, seconded by Ms. Gordon, the February minutes were unanimously approved as submitted.

### Zoning Hearing Board Recent Meeting – March 20, 2019

#### ZHB 2019-05 99 Lantern Drive – Lantern Hill Realty LP, property owner

Ms. Hyland reported that an amended application has been submitted to eliminate rooftop seating and decrease the restaurant size to 5900 square feet. The amended application did not include certain details regarding the changes as well as traffic patterns. These details should be presented at the next Borough Council meeting. Several residents of the homeowner's association attended the meeting to voice their concerns regarding the traffic plans and how traffic will impact their neighborhood, as well as the restaurant's hours of operation. In response to concerns presented, Ms. Hyland explained the Borough does have the ability to incorporate conditions into approvals such as closing times.

An additional concern raised by residents, as well as by Mr. Brennan, is a desire for a stronger tree/shrub line for sound buffering purposes. Although Ms. Hyland believes the buffering requirements have been met, it can remain a part of the conversation going forward. All in attendance agreed there is not enough information in the application and these details should be presented at the next Borough Council meeting, if not before. To help ensure all parties are satisfied with the outcome, the Borough Solicitor will be attending meetings as the process moves forward.

#### ZHB #2019-06- 680 Stryker Avenue – John & Jeanne Marie Shortall, property owners

#### ZHB #2019-07- 20 East State Street & 28 East State Street – County Theater, Inc., property owner

### Historic & Architectural Review Board Recommendations – February 28, 2019

#### SIGNS - 35 East State Street – New Business Sign, Donegal Jewelers

#### BUILDING - 261 West Court Street – Window Replacement, Hardeep Rai, Property Owner

On a 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

### **Subdivision and Land Development**

SD/LD #2019-03 – Preliminary & Final Review, 440 Boro Mill Hill Road, Borough House Subdivision

On a motion from Mr. Brennan, seconded by Ms. Gordon, the Committee voted unanimously to forward the plan on to Borough Council for final approval. The next step for the property is to list it for sale.

### **Ordinances, Amendments & Resolutions**

Resolution for Traffic Signal at South Main Street and Route 202

Ms. Hyland noted once the Borough and Doylestown Township review the plans, this resolution will authorize the Borough to submit the plan to PennDot. On a motion from Mr. Brennan, and second by Ms. Gordon, the Committee voted unanimously to forward the resolution to Borough Council for final approval.

**New/Old Business**      None

**Executive Session** – Pending Litigation

### **Adjournment**

On a motion from Mr. Brennan seconded by Mr. Berk, the Committee unanimously voted to adjourn at 6:38pm.

Respectfully Submitted,

Amy Kramer  
Meeting Minutes Secretary