

Borough of Doylestown Zoning & Planning Committee

Meeting Minutes

Meeting Date: Monday, April 8, 2019
Scheduled Time: 7:00 PM
Location: Council Chambers

Present

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

Call to Order

The April meeting of the Zoning & Planning Committee was held in the Council Chambers of Borough Hall, 57 W Court Street on Monday, April 8, 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 Ms. Gordon, the March minutes were unanimously approved as submitted.

Zoning Hearing Board Recent Meeting – April 17, 2019

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

Ms. Hyland noted this is the third time the Committee is seeing a version of this application, to allow for a restaurant in a building that has not yet been constructed. Borough Council has voted to have the solicitor attend the hearing. Since that time, there has been communication between the solicitor and the applicant regarding possible conditions. Kellie McGowan, attorney for the applicant, noted they want to increase dialogue regarding concerns about the restaurant, as well as concerns of noise and hours of operation. Ms. McGowan was accompanied by several representatives from the restaurant, who currently operate a similar type of establishment in a mixed use development in Bryn Mawr. Several residents/members of the homeowner's association also attended the meeting to discuss the proposal.

In response to a question from Mr. Berk, Ms. McGowan noted she has not had specific contact with individual residents of Lantern Hill, however, a mailing was sent to each resident to help with some direction moving forward. Approximately 50% responded, with a slight majority who want to negotiate conditions over those respondents who are not happy with the proposal at all. Responding to a question from Mr. Brennan, Ms. McGowan noted the issues discussed can be provided to the Zoning Hearing Board ahead of the hearing, although these issues still fall into the scope of zoning relief. If the Zoning Hearing Board is inclined to provide relief, they will be asked to include the conditions as agreed to.

The main concerns brought by the residents were discussed, with Ms. McGowan explaining that this is a food-driven establishment, not an alcohol-driven bar. As such, discussion on closing times was lengthy. Ultimately, all in attendance agreed that doors will be locked at 11pm Tuesday-Thursday evenings, doors locked at midnight on Friday and Saturday evenings. Sunday brunch will begin at 11am, and doors will be locked by 10pm.

Ms. McGowan also noted the amended application has decreased the size of the restaurant to 5900 square feet on two floors and eliminated the third floor outdoor area. At this point, there are no plans to present. In response to a question from a member of the homeowner's association, Ms. McGowan advised there will be a peaked roof and dormers to match the other commercial buildings nearby. Regarding outdoor seating, Ms. McGowan noted there are 30 seats being considered for the corner of Broad Street and Veterans Lane, although all agreed there will be no outdoor music. The homeowner's association representative agreed that this would be the best area for outdoor seats, as it is further from the homes behind the restaurant. Association representative also agreed that 180 seats for the restaurant is reasonable, as is up to 30 seats in the bar area, including several small high-top tables.

Regarding traffic concerns, Ms. McGowan advised the applicants are in agreement with all requests, including a Veterans Lane address, to direct drivers away from Woodbridge Drive and Lantern Drive via GPS. A signage plan is being worked out, and will require Borough approval. The plan will include No Smoking signs as well as signs ensuring pedestrian walkways and the entrances to the fitness center are not blocked. Ms. McGowan noted any signs requested by Lantern Hill will be fine with the applicant. Ms. Hyland noted the Borough will review the signage package when it is completed. Ms. McGowan asked for input regarding the possibility of traffic calming strips on Lantern Drive and Woodbridge Drive.

Ms. Hyland noted that would be a Public Safety Committee discussion, and typically and would be addressed in response to measured speeds rather than in anticipation of possible speeding.

Regarding landscaping, Ms. McGowan indicated there has been a landscaper out to look at the plan and they agree to increase the buffer within the constraints of available space and a gas line easement. The association requested arborvitae because it is full year-round, to provide a buffer. In response to a question from the homeowner's association, the restaurant owner noted maintenance of landscaping will be covered by the commercial association.

The applicant agreed that no deliveries are to be made between the hours of 11pm-9am and no deliveries on Sundays, as well as using Veterans Lane access. All trucks are required to be shut off while delivering, if they are able. Regarding trash service, the homeowner's association would like the current dumpsters moved toward Veterans Lane. Applicant was not able to agree due to presence of flood plain; the location of the cans as well as time of service will still need to be worked out.

Both the applicant and the homeowner's association will work closely and talk monthly for now and as needed to go over issues as they arise. Discussion on this project will continue.

ZHB #2019-08- 80 North Clinton Street – Bruce & Kathleen McKissock, property owners This application is for dimensional relief to allow a second dwelling unit, requesting lot area per dwelling relief.

ZHB #2019-09- 71 East Ashland Street – Paul & Suzanne Manganiello, property owner This application is for dimensional relief to allow an internal expansion to convert the attic to living/office space.

Historic & Architectural Review Board Recommendations – March 28, 2019

SIGNS

- 54 East State Street – Quinoa Peruvian & Mexican Restaurant, Business Sign
- 31 West State Street – Something Else, Business Sign

BUILDING

- 327 Maple Avenue – Addition, Driveway and Shutters – Mack & Roedel Construction, Property Owners
- 188 North Main Street – Windows and Door – Dementia Society Inc., 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 None

Ordinances, Amendments & Resolutions None

New/Old Business None

Executive Session – Pending Litigation

Adjournment

On a motion from Mr. Berk seconded by Ms. Gordon, the Committee unanimously voted to adjourn at 8:35pm.

Respectfully Submitted,
Amy Kramer
Meeting Minutes Secretary