

# Borough of Doylestown Zoning & Planning Committee

## Meeting Minutes

Meeting Date: Monday, May 13, 2019  
Scheduled Time: 7:00 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, Jim Dougherty, Borough engineer and Mayor Ron Strouse.

### **Call to Order**

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

### **Review and Approval of Minutes**

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

### **Zoning Hearing Board Recent Meeting** – May 29, 2019

ZHB 2019-10 167 Davis Road – Stephen Servis, property owner Application to construct a roof over existing patio.

ZHB #2019-11 561 North Main Street – McDonald's USA, LLC, property owner Land development application for new signage in both front and back of property.

ZHB #2019-12 172 Lafayette Street – Karen and Anthony Sandone, property owners Application for addition requiring dimensional relief for undersized lot.

### **Historic & Architectural Review Board Recommendations** – April 25, 2019

#### **SIGNS**

- 7 Taylor Avenue – Shop Vintage Alley, Alison Jones, applicant

#### **BUILDING**

- 163 East Ashland Street – Demolition and New Residential Construction, James and Robin Wagner, Property Owners

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 #2018-05 – 263 North Main Street, Arcadia at Doylestown Holding, LP, property owner

Ms. Hyland advised the Committee that there have been some minor changes made to the original floor layout, but nothing that will change the Zoning Hearing Board approval. In answer to Mr. Brennan's questions regarding public opinion, Ms. Hyland noted most of those present at the hearing, including residents of the Belvedere neighborhood across Main Street, came in support of the plan. Ms. Hyland also noted there has been an open communication between the developers and the neighbors to address concerns regarding parking and traffic safety. In response to legitimate concerns regarding entrance into the parking garage from Lacey Avenue, the plans have been adjusted by softening the slope. Mayor Strouse inquired as to whether there will be enough parking for this building, to which Ms. Hyland responded that the parking complies with the ordinance and that there will also be on-street parking added as part of the scope. The plan includes a donation to the Shade Tree Fund in replacement of trees as there is not enough room on the property to add the trees required. Mr. Dougherty responded to questions from Mr. Brennan regarding lighting: while the current plans do not include the lighting yet, it has been discussed and will continue. There will be several historic lamps

on Lacy Avenue as well as Main Street. Mr. Brennan suggested that those lamps become part of the conditions added to the original plan.

On a motion from Mr. Brennan and seconded by Mr. Berk, the Committee voted unanimously to forward the plan, including the additions made today, to Borough Council for final approval.

**Ordinances, Amendments & Resolutions**      None

**New/Old Business**      None

**Adjournment**

On a motion from Ms. Gordon, seconded by Mr. Berk, the Committee unanimously voted to adjourn at 7:45pm.

Respectfully Submitted,  
Amy Kramer  
Meeting Minutes Secretary