

Borough of Doylestown Zoning & Planning Committee

Meeting Minutes

Meeting Date: Monday, June 10, 2019
Scheduled Time: 7:00 PM
Location: Council Chambers

Present

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

Call to Order

The June meeting of the Zoning & Planning Committee was held in the Council Chambers of Borough Hall, 57 W Court Street on Monday, June 10, 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 May minutes were unanimously approved as submitted.

Zoning Hearing Board Recent Meeting – June 19, 2019

ZHB 2019-13 19 South Pine Street – Nancy Kanter, property owner Application to expand building, currently in use as an office, to include space for a residential dwelling. As stated by Ms. Hyland, this is a narrow lot and there are concerns regarding grading, but all issues will be addressed during site planning. This is a nonconforming lot and while mailings have gone to neighbors, Ms. Hyland has not received any feedback.

ZHB #2019-14 36 Taylor Avenue – Jennie Arculin, property owner Application to expand into attic of the existing home. This is a small home and lot; there will be little to no impact on the exterior of the property.

ZHB #2019-14 21 Golf View Road – Fred and Gisela Beans, property owners Application for addition requiring dimensional relief for undersized lot, to allow HVAC unit within the side yard. The property most impacted by this request would be the property owner's own lot.

Historic & Architectural Review Board Recommendations – May 23, 2019

BUILDING

- 36 Bridge Street – Roof Replacement, Steve Rubenstein, Property Owner
- 101 South West Street – Exterior Renovations, Chris & Beth Gilbert, Property Owners
- 261 Maple Avenue – Demolish & Rebuild Garage, John & Susan Eichert, Property Owners
- 89 Cottage Street – Demolish & Construct a New Two Story Single Family Home, Greg Ventresca, Property Owner
- 50 North Main Street – Exterior Renovations, Worth & Worth, 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 #2019-06 – County Theater, Final Review – 20 East State Street property owner

Ms. Hyland noted zoning relief has been granted for additional parking as well as some other details including the demolition of the former Poor Richard's, which has already been approved.

On a motion from Mr. Brennan and seconded by Mr. Berk, the Committee voted unanimously to forward the plan, in accordance with the draft memo, to Borough Council for final approval.

Ordinances, Amendments & Resolutions None

New/Old Business

Ms. Hyland brought to the Committee a request from the American Legion to waive permit fees for work they have planned for their property. While requests of this nature are at the discretion of the Committee. Mr. Brennan endorses the idea of waiving fees for community organizations; Ms. Gordon and Mr. Berk agreed. The exact fees were not known at the time of the meeting; therefore, Mr. Bell feels unable to make a decision without that information. Mr. Brennan made a motion to waive the permit fees, with agreement from Mr. Berk and Ms. Gordon. Mr. Bell abstained from the vote.

Martin Boden, a member of the Board of Directors for the Sandy Ridge Twins Association, appeared before the Committee with concerns from his neighborhood regarding the current tourist home, vacation-type rentals in the community. Currently, there is one home being rented in this manner to guests on a short-term basis. Boden stated this is causing parking problems in the dense neighborhood, as well as a general unease regarding possible health and safety concerns. Ms. Hyland advised that this issue is being addressed by the Borough Solicitor both by reviewing current ordinances and drafting a potential new ordinance. This is an intricate process where the current ordinance can be interpreted in several ways. The Borough Solicitor and staff are drafting updates that will not negatively affect legally operating businesses inadvertently. Multiple options are being discussed and the current goal is to generate appropriate new zoning to address transient-type of tourist homes.

Adjournment

On a motion from Mr. Brennan, seconded by Mr. Berk, the Committee unanimously voted to adjourn at 8:00pm.

Respectfully Submitted,
Amy Kramer
Meeting Minutes Secretary