

Borough of Doylestown Zoning & Planning Committee

Meeting Minutes

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

Present

Councilpersons present were Chairperson Tim Brennan, Don Berk, Sue Gordon, and Ben Bell. Also present were Karyn Hyland, Director of Building & Zoning, Jim Dougherty, Borough Engineer, Phil Ehlinger, Deputy Borough Manager and Mayor Ron Strouse.

Call to Order

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

Zoning Hearing Board Meeting – July 17, 2019

ZHB 2019-16 261 Maple Avenue – John & Susan Eichert, property owners

This application is to demolish an existing one-car garage, replace it with a new two-car garage, closer to property lines.

ZHB #2019-19 61 North Church Street – Timothy Mohen, property owner

This application requests dimensional relief for a car port and addition to the existing home, although the application will be changed to decrease the size of the car port and its location.

ZHB #2019-18 257 & 263 North Main Street – Arcadia at Doylestown Holdings LP, property owners

This is a modification of an existing approved application. The current proposal increases the lot to include a portion of an adjacent parcel. The requested relief would extend the previously granted variances onto the new parcel. It would result in 59 dwelling units. If the requested relief is granted, the proposal would be reviewed by this Committee when the land development is submitted. The planned building, in response to questions from Mr. Bell, will get wider but not taller. Ms. Hyland noted that extensive road improvements and traffic calming measures are included in the plan and there have been no complaints from neighboring residents. Mayor Strouse noted that off-site guest parking has not been addressed, although Ms. Hyland noted this could be part of the planning discussion. Bill Meisle, Borough resident spoke on his concern with this large new building, which he was unaware of, and feels it changes the Borough in negative ways. The Committee discussed the notification and approval process. Mr. Meisle was encouraged to attend meetings to voice his opinions.

Historic & Architectural Review Board Recommendations – June 25, 2019

SIGNS

- 20 East Court Street – TFF Pharmaceuticals

BUILDING

- 172 Lafayette Street – Addition and Garage, Anthony & Karen Sandone, Property Owners
- 277 Maple Avenue – Roof and Dormers, David Boder, Property Owners
- 324 Maple Avenue – Exterior Facade, Susan Graybill, Property Owner
- 61 North Church Street – Addition, Windows and Exterior Change, Timothy Mohen, Property Owner
- 124 Mary Street – Renovation, Ken Cloonan, Property Owner
- 199 Washington Street – Addition, Frank Coulter, 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

SDLDW 2019-07 – 498 North Main Street, TP #8-5-207 & 8-5-208, Starbucks Drive-Thru, Capital Enterprises, Inc.

This application includes the reworking of Starbucks drive-thru to improve efficiency due to frequent traffic jams throughout the shopping center parking lot. The reworking of pick-up windows will allow more queuing space between order and pickup, and several parking spots will then be moved to an under-utilized area of the current parking lot. The Committee's role this evening is to consider the appropriateness of the Land Development Waiver process.

On a motion from Mr. Brennan, and seconded by Ms. Gordon, the Committee voted unanimously to approve the Land Development Waiver process.

Subdivision and Land Development - None**Ordinances, Amendments & Resolutions**

Rooming Houses & Transient Rentals – Ms. Hyland presented a draft ordinance; our current ordinances are out of date with the current definition of family and home, and will change the definition of 'boarding house' as well. This is a complex issue, and will require lengthy discussion and work to ensure correct definitions. This is in response to the newer issue of 'AirBNB'-type of temporary rentals of both rooms within a home and rentals of an entire residence. Most concerns from residents are coming from these transient rental units, where the entire home is rented with a turnover rate. This process is considered a commercial use, and will include a required license and inspections, possibly twice per year. This will only be permitted in certain districts, which still needs to be decided as well. There are many variables with this and discussion will be continuing.

New/Old Business

Doug Zegel of Doyle Street attended the meeting with concerns regarding plans for the property of approximately two acres of a wooded buffer behind the Belvedere homes. In response to his questions on the application and approval process, Mr. Ehlinger explained that this will start with the Planning Commission and suggested they participate in upcoming meetings to ensure they remain involved.

Adjournment

On a motion from Mr. Brennan, seconded by Mr. Berk, the Committee unanimously voted to adjourn at 8:45pm.

Respectfully Submitted,
Amy Kramer
Meeting Minutes Secretary