

Borough of Doylestown Zoning & Planning Committee

Meeting Minutes

Meeting Date: Monday, August 12, 2019
Scheduled Time: 7:00 PM
Location: Council Chambers

Present

Councilpersons present were Chairperson Tim Brennan, Don Berk, and Ben Bell. Also present were Karyn Hyland, Director of Building & Zoning, and Phil Ehlinger, Deputy Borough Manager.

Call to Order

The August meeting of the Zoning & Planning Committee was held in the Council Chambers of Borough Hall, 57 W Court Street on Monday, August 12, 2019, and was called to order by Mr. Brennan at 7:00 PM.

Review and Approval of Minutes

On a motion from Mr. Brennan, seconded by Mr. Bell, the July minutes were approved as corrected.

Zoning Hearing Board Meeting – August 21, 2019

ZHB 2019-20 50 N. Main Street – Worth and Worth, property owner

Ms. Hyland explained this application has been seen previously and approved in HARB; it is now being seen for building height and floor area ratio. In response to questions from Mr. Bell, Ms. Hyland noted the scope of the work is to include five residential units on the two upper floors and offices and retail businesses on the lower two floors, which will then create a mixed-use building. Although this will technically be a five-story building, due to the elevation, it will not visually appear that way from the front. Parking was a concern for Mr. Brennan and, in response; Kristin Holmes of Holmes Cunningham Engineering explained that with the approved removal of the small building behind the main building, sixteen parking spaces will be added to the current fifteen spaces. In addition, Ms. Holmes noted the building's footprint will not change. In response to a question regarding traffic; Ms. Holmes noted this will be worked on once the plan goes through the zoning process. Ms. Hyland explained that Borough Council can require a traffic study if they feel it is appropriate.

All Committee members in attendance agreed the plans look very nice and are satisfied with the proposal being presented to the Zoning Hearing Board.

Historic & Architectural Review Board Recommendations – July 25, 2019

SIGNS

- 111 E. Court Street – Spur Marketing, Business Sign

BUILDING

- 20 E. Court Street – Rooftop Deck, Jude Viscontio, Property Owner
- 101 S. West Street – Shed Dormer, Chris and Beth Gilbert, Property Owners
- 99 Mechanic Street – Addition, Window and Deck, Todd and Jane Davis, Property Owners
- 19 S. Pine Street – Addition, Nancy Kanter, Property Owner

On a motion from Mr. Brennan, seconded by Mr. Berk, 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

Doylestown Borough has participated in the national SolSmart program, which recognizes communities in their positive work in addressing solar energy growth. Mr. Ehlinger explained that initially we were accepted at the Bronze level. However, because the Borough was so successful with existing incentives and green points program ordinances, additional training was provided and we are now under review from the Department of Energy to possibly be accepted as a Silver community. Currently, there are no other Silver communities and only one Gold community (Philadelphia) in the SEPA/NJ region. A recommendation received through the process is to review the language in some Borough ordinances. Once the final determination on the Borough's status is received, Ms. Hyland will issue a press release.

The Committee discussed the need for regulations regarding rooming houses and 'Airbnb'-type rental businesses. While the Borough has had minimal interactions with these businesses up to this point, it seems to be a growing enterprise. There are many points to discuss regarding this issue and ultimately this is a policy decision to be decided on by Borough Council. There are safety and nuisance concerns, as well as definitions of rooming houses/transient rentals/hotel-type rentals and zoning versus licensing decisions to be made. Mr. Ehlinger presented the Committee with a memo listing several goals, as a starting point for discussion and planning. This discussion will continue.

Adjournment

On a motion from Mr. Brennan, seconded by Mr. Berk, the Committee unanimously voted to adjourn at 8:20pm.

Respectfully Submitted,
Amy Kramer
Meeting Minutes Secretary