

Borough of Doylestown Zoning & Planning Committee

Meeting Minutes

Meeting Date: Monday, September 9, 2019
Scheduled Time: 7:00 PM
Location: Council Chambers

Present

Councilpersons present were Chairperson Tim Brennan and Ben Bell. Also present were Karyn Hyland, Director of Building & Zoning, and Jim Dougherty, Borough Engineer.

Call to Order

The September meeting of the Zoning & Planning Committee was held in the Council Chambers of Borough Hall, 57 W Court Street on Monday, September 9, 2019, and was called to order by Mr. Brennan at 7:00 PM.

Review and Approval of Minutes

August minutes were tabled due to not having a quorum.

Zoning Hearing Board Meeting – September 18, 2019

ZHB 2019-21 324 Maple Avenue – Susan Graybill, property owner

Ms. Hyland explained the scope of the project and noted that Council had previously seen this project as part of the process for a Certificate of Appropriateness. In response to a question from Mr. Bell, Ms. Hyland replied that staff has not been notified of any neighbor opposition.

Members in attendance did not recommend any action by Borough Council

Historic & Architectural Review Board Recommendations – August 22, 2019

SIGNS

- 25 N Main Street – Cluster Handcrafter Popcorn, Business Sign

BUILDING

- 163 E. Ashland Street – Residential New Construction, James & Robin Wagner, Property Owner

Members in attendance were in agreement with the recommendations.

Land Development Waiver

LD Waiver # 201907 – Starbucks – 498 N. Main Street

Ms. Hyland reported this application is to show the layout, parking areas and signage for the reconfiguration of drive-thru. On questions from Mr. Brennan, Ms. Hyland stated that the committee had reviewed the plan in August and had approved the process of a Land Development Waiver. Hyland also noted that the applicant had been granted the necessary zoning relief. Mr. Brennan inquired whether this was a preliminary or final approval of the waiver. Ms. Hyland responded this is for final approval. On a questions from Mr. Bell, Ms. Hyland stated they will be replacing trees but they need to figure out placement.

Members in attendance recommended approval with the condition that replacement trees be shade trees.

Subdivision and Land Development

SD/LD # 2019-08 – 257/263 N. Main Street, Arcadia at Doylestown Holdings, Amended Final Review

Ms. Hyland reported that the Zoning Hearing Board granted variances for the 46 unit apartment building in 2017. Council approved the Land Development in May 2019. Subsequent to the approvals for the 46 unit building, the Applicant obtained additional property and was granted variances to increase the building size to allow for 59 units. Substantial roadway improvements remain part of the proposal. On question from Mr. Brennan, Ms. Hyland stated that the Shade Tree Donation is calculated at \$100 per inch of tree that will be removed without replacement. After further discussion both members present were in agreement with the Shade Tree Fund Contribution of \$ 16,400.00. Mr. Brennan also recommended that staff note that all approvals and placement of the trees to be architecturally appropriate as per the design. Mr. Brennan and Mr. Bell both brought up their concern about street lighting and height clearance "bumpers" at the garage entrance. Ms. Hyland noted that the applicant is evaluating options to integrate the bumpers in an architecturally appropriate manner. Ms. Hyland also stated that the applicant will be responsible to add 2 additional street lights to go with the one that is currently there. Mr. Brennan then stated he was satisfied with the street lighting and noted he would like 2 lights to be located on Main Street and 1 light on Lacey Avenue.

Members in attendance recommended approval of the application.

Ordinances, Amendments & Resolutions - None

New/Old Business

Mr. Bell brought up his concern with the need to come up with some sort of regulation for electric scooters. He stated that Council should discuss the Borough's role in the regulation of such scooters. Ms. Hyland responded that this issue should most likely be brought up to the Public Safety Committee or Government and Community Affairs Committee in which they could make a recommendation to Borough Council.

The Committee briefly 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.

Adjournment

On a motion from Mr. Brennan, seconded by Mr. Bell, the Committee unanimously voted to adjourn at 8:41pm.

Respectfully Submitted,
Stacy Murray
Meeting Minutes Secretary