

# **Borough of Doylestown Zoning & Planning Committee**

## **Meeting Minutes**

Meeting Date: Tuesday, October 15, 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 Mayor Ron Strouse.

### **Call to Order**

The October meeting of the Zoning & Planning Committee was held in the Council Chambers of Borough Hall, 57 W Court Street on Tuesday, October 15, 2019, and was called to order by Mr. Brennan at 7:00 PM.

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

On a motion from Mr. Bell, seconded by Mr. Berk, the August and September minutes were approved as submitted.

### **Zoning Hearing Board Meeting – October 16, 2019**

#### **ZHB 2019-22 188 N. Franklin Street – Dennis Kennedy, property owner**

Ms. Hyland explained this is a non-conforming lot and variances have been requested for both front yard setbacks and lot coverage. Notices have gone out to area residents, without feedback.

#### **ZHB 2019-23 248 E. Court Street, Thomas & Lori Santoli, property owners**

This application includes the expansion of a one-car garage to a two-car garage, which Ms. Hyland explained will bring the building closer to the side yard setback. In response to questions from Mr. Bell, Ms. Hyland noted there was no response from neighbors upon notification, including the closest one to the property.

### **Historic & Architectural Review Board Recommendations – September 26, 2019**

#### **SIGNS**

- 88 S. Main Street – School of Rock, Business Sign
- 81 S. Main Street – My First Music Club, Business Sign

#### **BUILDING**

- 101-103 Mechanic Street – Replacement of Windows, Porch Shutters and Door, Candy Hoehn, Property Owner

This application is for overall renovation of a building in poor condition and will include replacing the roof, shutters and side porch.

- 320 E. Court Street – Two-story Addition with Garage, Dan & Alexa White, Property Owners

This challenging application has had multiple submissions and has now received HARB approval. It will still need to go before the Zoning Hearing Board, and has much to be worked out prior to final approvals.

- 43 Lafayette Street – Demolition/Rebuild Garage, Second Story Addition and New Garage for 303 W. Court Street  
Victoria Zebro, Property Owner

This plan is another complex application which includes the demolition and reconstruction of the garage next to the home, as well as an addition of second floor living space. This garage currently belongs to the neighbor on West Court Street; part of the long-term plan is to subdivide the property, and will need to go through the land development process. In addition, the plan includes building a second garage on the property of the West Court Street home. This application has been presented to the HARB for their input; they do still have concerns with the layout, but they do recognize that with the limited space and smaller lots, options are limited.

- 248 East Court Street – Demolition and Rebuild Garage, Thomas & Lori Santoli, Property Owners

On a motion from Mr. Brennan, seconded by Mr. Bell, 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**

Mr. Brennan noted he has spoken with Phil Ehlinger regarding details on the rooming houses and transient rentals ordinance. Details are still being worked out, and will be discussed at future meetings.

**Adjournment**

On a motion from Mr. Brennan, seconded by Mr. Berk, the Committee unanimously voted to adjourn at 7:35pm.

Respectfully Submitted,  
Amy Kramer  
Meeting Minutes Secretary