

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

## **Meeting Minutes**

Meeting Date: Tuesday, November 12, 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, Jim Dougherty, Borough Engineer, and Mayor Ron Strouse.

### **Call to Order**

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

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

There was not an approval of October meeting minutes due to the lack of a quorum.

### **Zoning Hearing Board Meeting – November 20, 2019**

#### **ZHB 2019-24 67 N. Clinton Street – Steven G. & Karen Knowles Benner, property owners**

This application involves a request for dimensional variances for a storage shed. In response to questions from Mr. Bell, Ms. Hyland noted she is unsure if the plan includes the removal of the existing greenhouse, although she believes that will remain. All neighbors were notified, with only one approaching Ms. Hyland with questions regarding drainage and grading concerns, but not necessarily connected to this application.

#### **ZHB 2019-25 124B Mary Street, Ken Cloonan, property owner**

This application is to renovate and enclose the existing rooftop deck into a three-season room, which exceeds floor ratio.

### **Historic & Architectural Review Board Recommendations – October 24, 2019**

#### **SIGN**

- 42 E. State Street – Holiday House Pet Resort, Business Sign

#### **BUILDING**

- 112-114 E. State Street – The applicant recently purchased this property, which is in need of repairs. The application includes replacing the siding, renovating the entrance and other improvements.

- 109 S. West Street – This application is for replacement siding.

- 128 Spruce Street – The existing, detached garage at this residence is undersized and block. The plans include expanding the size of the garage and improving the construction. The home was recently renovated as well.

- 156 E. Oakland Avenue – This plan includes significant changes and improvements to the home, destroyed by a tree in a storm.

All members in attendance agree with forwarding the HARB recommendations on to full Borough Council, although a vote was not possible due to the lack of a quorum.

## **Land Development Waiver**

### **SD/LDW #2019-12 – 300 Spruce Street, Elliot Schnur, Property Owner**

This application includes the demolition of the existing garage, and reconstruction of a new garage, in order to provide adequate parking for the doctor's office on site. This plan does not go to Borough Council for approval; rather, this Committee will be the deciding factor through this process, and then it will go to the Planning Commission. Because the requirements for this project are scaled down, the plans are not to the same standard as a full land development application. Also, without a quorum, a formal vote cannot be submitted. The project is recommended to be reviewed through the Land Development Waiver.

## **Subdivision and Land Development**

### **SD/LD #2019-09 – 50 N. Main Street, Worth and Worth, LP, Property Owner**

Ms. Hyland presented this application, as well as a draft motion, to the Committee, regarding the renovation of this property into a five-unit dwelling, as well as office and/or retail space. Due to a lack of quorum, there will be a few changes in wording of the motion. In addition to the building renovation, a water main improvement is included to support the Bucks County Justice Center and this building. Both the property owner and Bucks County are contributing, which is a private matter between the two parties. Because the water main improvements are not required as part of this proposal, the proposed main extension is a voluntary contribution. Mr. Bell is concerned with the Shade Tree Commission suggestions compared to the planned tree plantings. The total required trees for the site are 25, while seven are currently proposed. Ms. Hyland, the Committee members in attendance, as well as Mayor Strouse discussed the negotiations previously held regarding this issue, considering the large amount of money involved in improving the building as well as the water main improvements. An option the property owner has, rather than planting 25 trees on the site, which is not feasible, is to contribute approximately \$5000 to the Shade Tree Fund for plantings throughout the Borough. The applicant is not open to that, although Mr. Bell feels that standard contribution is a fair alternative and if not provided, could set a precedent. Ms. Hyland reminded those in attendance that the renovation to this prominent building will benefit the Borough as well and the County has agreed to contribute to the water main improvements as well. Mayor Strouse agreed and reminded the Committee that the building will bring tax revenue to the Borough and the building will be beautifully brought back to life. Mr. Brennan feels this needs more discussion, but believes the overall benefit this project will bring to the Borough is significant. After discussion regarding specific trees, Ms. Hyland noted she will include a recommendation that the tree species selection provide acceptable canopy, and include the approval of Borough staff.

Regarding the Bucks County Planning Commission's report and traffic study, Ms. Hyland noted there were several errors in the report, which was received by the Borough late. According to Mr. Dougherty, the traffic study prepared showed the traffic will be virtually unchanged, although Mr. Brennan is concerned with a possible increase in traffic. Ms. Hyland explained the process, and advised that industry standards were used in the calculations, and no further traffic calming measures were identified. All in attendance would like to see signage regarding driving safely.

Mr. Brennan made a motion for those in attendance to approve forwarding the plan on to Borough Council, with the two added suggestions of driving safety signage and tree canopy. Mr. Bell did not approve; therefore, there will be no recommendation to Borough Council at this time.

## **Ordinances, Amendments & Resolutions - None**

## **New/Old Business - None**

## **Adjournment**

On a motion from Mr. Brennan, seconded by Mr. Bell, the Committee adjourned at 8:20pm.

Respectfully Submitted,  
Amy Kramer  
Meeting Minutes Secretary