

**DOYLESTOWN BOROUGH PLANNING COMMISSION**  
**SEPTEMBER 28, 2021**  
**MEETING MINUTES**

The regular meeting of the Doylestown Borough Planning Commission was held at Borough Hall at 7:30 PM on September 28, 2021. Members present were as follows:

James Lannon, Chair  
Gus Perea, Vice Chair  
Heather Mahaley  
Lisa Farina  
Kim Jacobsen  
Karyn Hyland, Director of Building and Zoning  
Jim Dougherty, Gilmore & Associates

**CALL TO ORDER:** The meeting was called to order at 7:30 PM by Mr. Lannon, followed by the Pledge of Allegiance in honor of Martin Corr.

**APPROVAL OF MINUTES:** On a motion from Mr. Perea, seconded by Ms. Jacobsen, the Commission voted unanimously to approve the July 27, 2021 minutes.

**SUBDIVISION / LAND DEVELOPMENT WAIVERS:**

#2021-07 – Arcadia at Doylestown Holdings, 228 North Main Street

Kelly McGowan presented revised redevelopment plans for this property, where preliminary recommendations reflected concerns in regard to adjustments made including zoning relief; ZHB has granted approval. Initial building height variance was for 42 feet, has now been lowered to 40 feet. The plans now include all semi-detached dwellings.

Rob Cunningham reviewed the adjustments which include a now-compliant 24 foot wide entrance driveway, as well as a wider common corridor for driving within the development. The property is now more open for larger trucks, as well as proposed bollards to protect the buildings. Every unit has two parking spaces. All changes were based on the Planning Commission recommendations. Jason Duckworth, Arcadia, reviewed some changes to the elevation; the homes are now accessible from the front façade with Hardie plank siding and bay windows, as well as partial roof decks. The developers are now working on the details of the homes. The Commission provided some feedback on the style of roof, gables, and dormers.

An updated waiver letter has been presented, and the applicants reviewed all waivers requested. Replacement trees have been adjusted based on species recommendations from the Shade Tree Commission. The street tree planned to be planted is a Black Gum. Twelve replacement trees, one street tree and basin-requirement trees are planned, for a total of 17. If the planned trees cannot be accommodated or if additional trees are required, the applicant agreed to a voluntary contribution to the Shade Tree Commission at \$100 per inch. A total of fifteen waivers requested were accepted. All letters from the Shade Tree Commission, Borough Water Department, CKS Engineering and Fire Marshal letters are ‘will comply’.

On a motion from Mr. Jacobsen, seconded by Ms. Farina, the Commission voted to forward to council for preliminary and final approval, based on the application presented, with the addition of a voluntary contribution to the Shade Tree Commission, and dependent on acceptance from Borough Staff in regard to water service.

**ORDINANCES & AMENDMENTS: None**

**NEW / OLD BUSINESS:**

**ADJOURNMENT:** There being no further business, on a motion from Ms. Jacobsen, seconded by Mr. Perea, the Commission adjourned at 8:10 PM.

Respectfully submitted,  
Amy Kramer  
Meeting Minutes Secretary