

# Borough of Doylestown

## Zoning & Planning Committee

### Meeting Minutes

Meeting Date: Monday, January 9, 2024  
Scheduled Time: 7:00 PM, Borough Council Chambers

Members present were Jennifer Jarret, Ben Bell, Amy Popkin, and Dennis Livrone. As well as Karyn Hyland, Director of Zoning, Council Member Jack O'Brien, and Borough Planning Commission Chair James Lannon.

#### **Call to Order**

The meeting of the Zoning & Planning Committee was held on Monday, October 9, 2023, and was called to order by Ms. Jarret at 7:00 PM.

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

Minutes from the December 11, 2023 meeting were approved as submitted. (Livrone/Popkin)

#### **Committee Description**

Ms. Hyland explained the role of the Zoning and Planning Committee. She went through the various reports, recommendations, etc. explaining which require action from the Committee.

#### **Zoning Hearing Board**

- ZHB #2023-19: 235 E. State Street, Our Lady of Mount Carmel, Property Owner
- ZHB #2024-01: 41 E. Ashland, Dr. W. Stover Wiggins, Property Owner
- ZHB #2024-02: 99 Lantern Drive, Suite 1B, Fyzical Therapy & Balance Centers, Business
- ZHB #2024-03: 400-456 N. Main Street, Target Corporation, Business

Ms. Hyland reviewed the scope of the applications with the Committee. Mr. Livrone raised a question regarding 99 Lantern application and asked about the size. Ms. Hyland explained that the current business signs that are on the building are the same size as what the applicant is proposing. Mr. Bell inquired where the columbarium would be located within the cemetery for the application at 235 E. State Street. Ms. Jarret asked how tall the building would be and Mr. Bell asked if there would be a traffic study along Maple Street before approval of the application. Ms. Hyland showed them on a map where the structure would be located on the property. Ms. Hyland stated to the Committee she would need to inquire about the height and would have to get back to the Committee on that answer. The Committee did not make a recommendation for representation by the Borough Solicitor.

#### **HARB Recommendations**

Sign Applications

- 19 N. Main Street, John Wolff, Applicant

Building Applications

- 41 E. Ashland Street, Ellen Happ, Architect - Renovation
- 131 S. West Street, Howard Gilson & Karen Whitney, Property Owner – Windows
- 61 E. State Street, Phillips & Donovan Architects, LLC, Architect – Renovation
- 84 E. Oakland Avenue, Ted Hopkins, Architect – Exterior Doors

Ms. Hyland reviewed the applications, which were recommended for approval by the HARB. The Committee voted unanimously to forward these to the Borough Council for approval. (Popkin/Bell)

**Subdivision and Land Development:** None

**Ordinances, Amendments & Resolutions**

- Authorization to Advertise Access Drive Ordinance

Ms. Hyland reviewed the Ordinance with the Committee and they voted unanimously to forward it to Council. (Livrone/Popkin)

**New/Old Business:**

- Comprehensive Plan Update – Mr. Lannon summarized discussions from the most recent planning commission meeting and what he expects at the next upcoming meeting.

**Adjournment:** The Committee voted to adjourn at 7:49 PM. (Livrone/Bell)

Respectfully Submitted,

Stacy Murray  
Meeting Minute  
Secretary