Borough of Doylestown
Zoning & Planning Committee
Meeting Minutes

Meeting Date: Monday, February 9, 2026
Scheduled Time: 7:00 PM, Borough Council Chambers

Members present were Amy Popkin, Dennis Livrone, and Karyn Hyland, Director of Planning and Zoning.

Call to Order
The Zoning & Planning Committee meeting was held on Monday, February 9, 2026, and was called to order by Ms. Popkin at 7:00 PM.

Review and Approval of Minutes
Minutes from the January 12, 2026, meeting were approved as submitted. (Livrone/Popkin)

Zoning Hearing Board
- ZHB #2025-11: 315 North Street, Albert R. Atkinson Jr., American Legion Post #210, Property Owners
- ZHB #2026-01: 198 Shewell Avenue, Lawrence DerHagopian & Kimberly A. Sarajian, Property Owners
- ZHB #2026-02: 679 N. Chubb Drive, Jesse Rivera, Property Owner
- ZHB #2026-03: 23 Easthill Drive, Rocco Mercuri, Property Owner

Ms. Hyland reviewed the scope of the applications with the Committee. The Committee did not make a recommendation for representation by the Borough Solicitor.

HARB Recommendations
Sign Applications
- 95 N. Broad Street, Scott Hamilton, Applicant

Building Applications
- 20-22 E. Oakland Avenue, Robert Sigety, Applicant - Window
- 112 Mary Street, Benjamin Phillips, Property Owner – New Construction
- 150 E. State Street, John Harvey, Property Owner – Siding

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

Subdivision and Land Development: None

Ordinances, Amendments & Resolutions:
- Zoning Ordinance for Regulated and Unregulated Cannabinoid Sales

Ms. Hyland reviewed the draft ordinance with the committee. The ordinance defines four new uses with respect to cannabinoid sales, smoke shops, and hookah lounges, and permits those uses only in the RC zoning district by special exception. Hyland advised that the next step would be a review by the Borough's and County's Planning Commissions. Members agreed that the draft was ready to proceed.

New/Old Business: None

Adjournment: The Committee voted to adjourn at 7:58 PM. (Livrone/Popkin)

Respectfully Submitted,
Stacy Murray
Meeting Minute Secretary