Borough of Doylestown
Zoning & Planning Committee
Meeting Minutes

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

Members present were Jennifer Jarret, Dennis Livrone, and Ben Bell as well as Karyn Hyland, Director of Planning Zoning, and Borough Planning Commission Chair James Lannon, and Jim Dougherty from Gilmore and Associates.

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

Review and Approval of Minutes
Minutes from the February 9, 2026 meeting were approved as submitted. (Livrone/Bell)

Zoning Hearing Board

- ZHB #2026-04: 109 Cottage Street, The Linder Family Trust, Property Owner
- ZHB #2026-05: 164 E. State Street, Justin Trinkley, Property Owners

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:

- 20 E. Court Street, Tymofi Dolia, Applicant
- 51 W. State Street, Samantha Smerconish, Applicant

Ms. Hyland reviewed the applications, which were recommended for approval by the HARB. The Committee recommended that council follow the HARB's recommendation. (Bell/Livrone)

Building Applications

- 24 N. Main Street, MARS Investment Properties LLC, Property Owner – Roof

Ms. Hyland reviewed the application scope. The applicant is proposing removal of the original slate roof and replacement with asphalt shingle. The HARB advised the applicant that synthetic slate would be an appropriate material. The applicant was unwilling to accept the alternative material and the HARB, therefore, recommended denial. The Committee recommended that council follow the HARB's recommendation. (Bell/Livrone)

Ordinances, Amendments & Resolutions:

- Authorization to Advertise Zoning Ordinance Defining and Regulating Smoke Shops, Hooka Bars, and Cannabinoid Retailers.

Ms. Hyland reviewed the Ordinance with the members, and the members recommended approval for the advertisement of the Ordinance. (Livrone/Bell)

Subdivision and Land Development:

- SDLD 2026-01: 56 S. Main Street, Doylestown Historical Society – Renovation/Restoration

Ms. Hyland reviewed the scope of the application, which includes rebuilding after a fire and a modest increase in building area. After discussion, the Committee recommended approval. (Bell/Livrone)

New/Old Business:

- Doylestown Historical Society Easement Amendment (Bell/Livrone)

Ms. Hyland reviewed the Easement Amendment, which will accommodate the proposed building addition. The Committee recommended authorizing the amendment. (Bell/Livrone)

- Fonthill Conservation Easement Letter of Support (Livrone/Bell)

The Bucks County Historical Society requested a letter of support from the Borough for a conservation easement to preserve the Fonthill Castle property. Committee recommended authorizing the support letter. (Bell/Livrone)

Adjournment: The Committee voted to adjourn at 8:35 PM. (Bell/Livrone)

Respectfully Submitted,

Stacy Murray
Meeting Minute
Secretary