Borough of Doylestown
Zoning & Planning Committee
Meeting Minutes

Meeting Date: Monday, May 11, 2026
Scheduled Time: 7:00 PM, Borough Council Chambers

Members present were Jennifer Jarret, Amy Popkin, Dennis Livrone, Ben Bell, as well as Karyn Hyland, Director of Planning & Zoning, and Borough Council Members, Jack O'Brien, Larry Browne, and Bob Kinney. Borough resident, Gary Kennedy, his Attorney, Kellie McGowan, Borough Solicitor, Sarah Steers, and Borough Planning Commission Member, James Lannon were also in attendance.

Call to Order
The meeting of the Zoning & Planning Committee was held on Monday, May 11, 2026, and was called to order by Ms. Jarret at 7:00 PM.

Review and Approval of Minutes
Minutes from the April 13, 2026, meeting were approved as submitted. (Popkin/Livrone)

Zoning Hearing Board

- ZHB #2026-07: 101 S. West Street, Elizabeth & Christopher Gilbert, Property Owners
- ZHB #2026-08: 208 Lacey Avenue, Martina Davidson, 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 Application:

- 41 E State Street, Lynn Goldman, Applicant

Building Applications:

- 56 E. Oakland Avenue, Tom Kesting, Applicant – Siding
- 188 Green Street, Keith Tettemer, Applicant - Deck
- 61 N. Church Street, Lakeside Home Improvement, Applicant - Renovation
- 155 N. Main Street, Keila Gilbert, Property Owner – Windows
- 96 Cottage Street, Schilling Contractors Inc. – Renovation
- 110 E. Ashland Street, JBS Realty Group, LLC, Applicant: Renovation

Ms. Hyland reviewed the applications, which were recommended for approval by the HARB. (Popkin/Bell)

Ordinances, Amendments & Resolutions:

- Accessory Dwelling Unit Ordinance Discussion

Ms. Hyland reviewed the Ordinance with the Committee. The Committee agreed to allow the Ordinance to move forward to the Planning Commission. Ms. Popkin brought up a concern about requiring a door in addition to garage doors and possibly adding some wording regarding such. Ms. Hyland will review how this is addressed in the building code to avoid conflicts and/or redundancy.

Subdivision and Land Development: None

New/Old Business:

- 168 E. Oakland Avenue, Gary & Linda Kennedy – Request to amend Settlement Agreement

Ms. Hyland reviewed the scope of the Settlement Agreement for 168 E. Oakland Avenue. Attorney Kellie McGowan and Gary Kennedy spoke. Mr. Kennedy stated he would like to expand his living area into his basement for his grandchildren's play area. Ms. Jarett stated the Committee has the option to amend the agreement to enable the work, amend the agreement so the property owner can apply to the Zoning Hearing Board, or keep it as-is. The Committee recommends Council authorize the Solicitor to draft language amending the Agreement, permitting the Owner the opportunity to avail himself of the traditional Zoning Hearing Board variance process while preserving the Borough's right to oppose any potential future variance application, should Council so later move. (Jarret/Popkin)

- Data Center Discussion

Ms. Steers described the Borough's regulatory authority with respect to data centers and advised that the Borough is not an appealing location for data centers. Based on lot sizes and property costs, Doylestown is an unlikely candidate. Ms. Jarret expressed concern that Borough legislation would be performative but that the Borough may consider a minor zoning amendment that defines the use and creates standards such that it isn't exclusionary. Although data centers consume a lot of resources, ordinances cannot specifically target resource usage such that the cumulative effect is exclusionary. Several members identified water demand as a significant consideration. Ms. Hyland pointed out that any potential water user would need to perform a study to demonstrate if water needs can be met without interfering with water availability for existing users. The scale of the study depends on the intensity. The committee requested that staff continue to look into options that protect the borough from these significant resource consumers to the extent that it might be needed. This will be discussed further at a later date.

Adjournment: The Committee voted to adjourn at 8:55 PM. (Popkin/Livrone)

Respectfully Submitted,

Stacy Murray
Meeting Minute
Secretary