

# Borough of Doylestown Zoning & Planning Committee

## Meeting Minutes

Meeting Date: Monday, April 11, 2022  
Scheduled Time: 7:00 PM, Borough Council Chambers

### Present

*Members present were Dennis Livrone, Jennifer Jarret, and Amy Popkin. Also present were Karyn Hyland, Director of Building & Zoning, Borough Manager John Davis, and Borough Engineer James Dougherty. Chairperson Timothy Brennan was not present.*

### Call to Order

The April meeting of the Zoning & Planning Committee was held on Monday, April 11, 2022, and was called to order by Ms. Jarrett at 7:04 PM.

### Review and Approval of Minutes

Minutes from the March meeting were approved. (Livrone/Popkin)

### Zoning Hearing Board

531 Linden Avenue – This application is requesting a variance to enclose a deck on the first floor and install an open deck above it to serve as a second floor.

430 Belmont Avenue – This application is requesting a variance to permit a porch and garage extension within the required front yard setback.

758 Stryker Avenue – This application is for two additions to the existing home and construction of a two-story detached garage on the property.

No motion needed for ZHB Report.

### HARB Applications

94-96 South Clinton Street, John Nicolo and Rose Gawronski – This application for roof replacement on both sides of this twin home was recommended to be approved as submitted by the Historic and Architecture Review Board.

169 North Main Street, Shooe Equities, LLC – This application for a roof and porch renovation was recommended to be approved as submitted by the Historic and Architecture Review Board.

188 North Main Street, Dementia Society, Inc. – This application for a carriage house addition was recommended to be approved by the Historic and Architecture Review Board with the condition that the gutters on the addition will match the existing half round on the house and the Hardie Plank siding will be smooth and painted to match the house.

Motion to recommend HARB Recommendations to Borough Council by Popkin and Livrone. Motion was passed.

### **Subdivision/Land Development**

50 North Main Street – This is a request to amend a previously approved land development. They have received the necessary zoning variances. They're requesting to amend the land development as approved to include the five bay garage to be used by residents. The parking garage will improve parking overall as well as reducing the original approved parking stalls from 9 spots to 5.

Motion to recommend to Borough Council by Popkin and Livrone. Motion was passed.

### **Ordinances, Amendments & Resolutions**

Consideration of Ordinance Allowing for and Regulating Platform Dining Licenses – A number of community members voiced concerns regarding this ordinance, including parking concerns, injury to pedestrians, environmental issues to diners caused by Septa buses. Mr. Davis informed the Committee the parking spaces are 22' by 8' wide. Ms. Popkin and Mr. Davis spoke about balance and how to move forward by helping all businesses in town. Motion to recommend to Council to adopt the ordinance made by Mr. Livrone. Seconded by Ms. Popkin. Motion was passed.

Consideration of Resolution Setting the Schedule for Special Events Affecting Platform Dining – This resolution sets a schedule of events for the 2022 season. Platforms will be removed for events. Events to include 5k, Pride Festival, Memorial Day parade, bike race, and car show as well as the art fest. Ms. Jarrett had questions regarding the timeline of notifications for the licensees to have their platforms removed. Larry Wood mentioned the Car Show is not a rain or shine event (there is a rain date). Motion to pass resolution made by Ms. Popkin and seconded by Mr. Livrone. Motion was passed.

Consideration of Resolution Amending Fee Schedule – Mr. Livrone had questions regarding the green points. Ms. Hyland mentioned this has been in the fee schedule for a number of years and is updated when the building code is updated. The fee for the platforms is \$2,000 and the escrow is \$500 refundable. Refund of escrow will be issued at the end of the license. A liquor license fee for platform dining is a question for the PLCB. Motion to pass updated fee schedule by Mr. Livrone, seconded by Ms. Popkin. Motion was passed.

Consideration of Ordinance Updating Open Container Requirements – Ms. Hyland explained this ordinance allows open containers in general for BYO establishments and licensed establishments. It doesn't specifically address other events the Borough may hold. Mr. Davis added the only reason people have been able to have open containers is because the Commonwealth suspended regulations during the Covid pandemic. Now we have to amend our regulations to comply with our new reality. Motion to recommend to Council made by Ms. Popkin and seconded by Mr. Livrone. The motion was passed.

### **Old/New Business**

#### **New Business**

122 North Main Street, SkyRoast Coffee – SkyRoast Coffee would like to have sidewalk dining. They are located in the Office District. Sidewalk dining is not permitted in this district for a 100% takeout business. They are looking for a waiver to allow tables and chairs (2 tables with 2 chairs each). They physically meet the size requirements. A waiver would be required and needs to be issued by Council. Motion to recommend it to be moved to Council to consider made by Ms. Popkin seconded by Mr. Livrone.

Typically gas meters are along the side of the houses. The zoning ordinance requires mechanicals (air conditioners and generators) not be within the required yard setback 12' to 15' (depending on the zoning district) required between the property line and the mechanical unit. Can a change be made for generators to be within 5' from the property line? Ms. Hyland mentioned we are seeing more and more generator apps and residents are struggling with where to place them without infringing on the rest of the yard. They cannot be close to the building and interfere with the windows. The newer fixed location generators tend to not be as loud as they once were. Generators currently need to be in the back yard or the homeowner needs to have a zoning variance. Zoning variances is not a good fit for this process. Ms. Popkin is concerned about aesthetics. The next step if the Committee is on board is to draft an amendment to the zoning ordinance. Discussion was held about whether screening can be added to help with aesthetics. Zoning and Planning Committee agree with this resolution.

No Old Business to discuss.

**Adjournment**

The Committee voted to adjourn at 8:41 pm.

Respectfully Submitted,

Erika Fellman  
Meeting Minutes Secretary