

Borough of Doylestown Zoning & Planning Committee

Meeting Minutes

Meeting Date: Tuesday, March 9, 2020
Scheduled Time: 7:00 PM
Location: Council Chambers

Present

Councilpersons present were Chairperson Tim Brennan, Larry Browne, Wendy Margolis, Noni West and Ben Bell. Also present were Phil Ehlinger, Deputy Borough Manager, Karyn Hyland, Director of Building & Zoning, Jim Dougherty, Borough Engineer, Borough Council President Jack O'Brien and Mayor Ron Strouse.

Call to Order

The March meeting of the Zoning & Planning Committee was held in the Council Chambers of Borough Hall, 57 W Court Street on Tuesday, March 9, 2020, and was called to order by Mr. Brennan at 7:00 PM.

Review and Approval of Minutes

The February 10, 2020 meeting minutes were unanimously approved on a motion from Ms. Margolis and seconded by Mr. Browne.

Zoning Hearing Board Meeting –March 18, 2020

ZHB 2020-08 408 East State Street – Michael Monti & Sherry Solana, property owners

ZHB 2020-09 338 West Court Street, Bradley Burger, property owner

Ms. Hyland reviewed both applications, which involve dimensional relief for expansion, without a motion from the Committee.

Historic & Architectural Review Board Recommendations – February 27, 2020

SIGN

- 4 West Oakland Avenue – Le Macaron French Pastries, The French Confection, LLC, Business Sign

BUILDING

- 112 Mary Street – This application includes an addition to the rear of the property as well as a covered porch on the front. It has been presented to HARB several times with revisions.

- 187 East Court Street – This application is for an additional dormer.

- 255 West Court Street – Renovations to this property have been ongoing. The current application includes replacement windows and garage doors.

- 145 East Oakland Avenue – This application includes the removal of a sunroom and the addition of a kitchen, barely visible from the street.

- 68 South Clinton Street – This plan includes the demolition of an existing garage as well as the addition of an upstairs office and living area.

On a motion from Mr. Brennan and seconded by Ms. Margolis, all members voted unanimously to forward the HARB recommendations on to full Borough Council.

Land Development Waiver - None

Subdivision and Land Development

SD/LD #2020-01 – 318 North Main Street, Goodman Properties, Preliminary & Final Review

This application includes the demolition of the existing Dairy Queen and the construction of a Chase Bank. After some reworking of the original plan, the applicant was able to narrow the gap from the number of trees being taken down and the number of trees being added. Total inches proposed to be removed is 237 and 21 inches are proposed to be replaced by adjusting the rear of the property and saving eight trees. In response to questions from Mr. Brennan, Ms. Hyland explained there are two acres of land in the rear of the property and while there is nothing formal planned as far as developing that area, Goodman Properties is hoping to do that in the future. Mr. Bell questioned what other options were discussed in regard to the 216 inches not being replaced; Ms. Hyland advised there will be a financial donation made to the Borough Shade Tree Commission. While Chase Bank is buying their building, Goodman Properties will maintain management of the entire property, including the as-yet undeveloped two acres to the rear.

On a motion from Mr. Brennan, and seconded by Ms. Margolis, all members voted in favor of forwarding this plan to the full Borough Council for approval.

Ordinances, Amendments & Resolutions - None

New/Old Business -

Mr. Ehlinger continued the discussion regarding an ordinance on short-term rental regulations, and reviewed the goals previously presented to the Committee. In response to questions from Mayor Strouse regarding current 'group homes', as well as from the Committee members regarding egress windows, the question of ramps, and the general safety of these older homes, Mr. Ehlinger suggested having the Borough Solicitor attend the next meeting to discuss these issues in greater detail. Other concerns for all include the safety of third floor and/or basement sleeping rooms as well as fire protection. Alternatively, Mr. Bell questioned if having too many regulations would impact homeowners being able to use their homes in this manner. Mr. Ehlinger explained that while the Borough does want to enable short-term rentals, there must be regulations for safety. The plan, at this point, would include two inspections per year with specific licensing required. The use would be approved by meeting certain criteria in the CC and CR districts, and by special exception only in several other districts.

Adjournment

On a motion from Ms. Margolis, seconded by Mr. Browne, the Committee adjourned at 7:40pm.

Respectfully Submitted,
Amy Kramer
Meeting Minutes Secretary