

# **Borough of Doylestown**

## **Zoning & Planning Committee**

### **Meeting Minutes**

Meeting Date: Monday, December 11, 2023  
Scheduled Time: 7:00 PM, Borough Council Chambers

Members and staff present were Amy Popkin, Curtis Cowgill, Dennis Livrone, Karyn Hyland, Director of Zoning, Phil Ehlinger, Deputy Manager, and Borough Engineer Jim Dougherty.

#### **Call to Order**

The meeting of the Zoning & Planning Committee was held on Monday, December 11, 2023, and was called to order by Ms. Popkin at 7:00 PM.

#### **Review and Approval of Minutes**

Minutes from the November 13, 2023, meeting were approved as submitted. (Livrone/Cowgill)

#### **Zoning Hearing Board**

- ZHB #2023-18: 286 Paine Street, TP #08-008-071, Stuart Wilder and Beth Snyder
- ZHB #2023-17: 57 W. Court Street, TP#08-008-185, ALOK Investments LLC

Ms. Hyland reviewed the scope of the applications with the Committee. There were no questions or concerns from the Committee on ZHB #2023-18, 286 Paine Street. Regarding ZHB #2023-17, 57 W. Court Street, Cowgill inquired about the relief of sidewalks and setbacks. Hyland explained that they are not narrowing the sidewalk but just adding a covered porch. Livrone asked about the ordinance and whether it prevents or regulates the waiver for the overhang. Hyland, the porch will not extend into the right-of-way and will not exceed the front yard encroachment of the existing building. Popkin asked about parking spaces at the Franklin Building and how it would work with the proposed project. Hyland explained that the applicant requested a variance for parking count on the 57 W. Court property. Although the applicant offered off-site parking at the Franklin Building, it is not the subject of this application and would be subject to review separately. Popkin inquired about the fence along the back of the property and if it would be removed or replaced. Hyland stated the fence would be required as part of the buffering. Popkin asked how high the Doylestown Inn is, and Hyland stated she did not know the height, but the topography differs from where this parcel is located. The drastic slope from front to back affects how the building height is measured. Ehlinger provided an additional description of the average grade plane and its relationship to building height. Cowgill asked if there were other four-story buildings along that street. Ehlinger stated that it is not along that block, but there are other blocks within close proximity.

Geraldine Dougherty told the members they were unaware of tonight's meeting associated with the project at 57 W. Court Street. She and her neighbors had a meeting regarding their concerns. The concerns were building height, noise, parking, and traffic control.

David Owings asked about the difference between tonight's meeting and the Zoning Hearing Board meeting that will be held on December 21, 2023. Hyland explained the difference between the two meetings. Mr. Owings also brought up his concern about parking within that area. He continued to state that the size of the venue is a concern. Hyland told the residents present that it is still important for them to be present at the meeting on the 21<sup>st</sup>.

Peyton Brown expressed concern regarding parking along Harvey Avenue if this project is to move forward. He mentioned that there are no sidewalks on the way to the Franklin Building, where the additional parking would be located. So, there is a safety concern along that route, traffic control, and the purpose of the overhang on the front of the building. Also, he is concerned with delivery trucks to

businesses and the hotel.

Mr. Greenhouse spoke regarding the same concerns about parking and the height of the building, particularly the heights of the rooftop deck and balconies. He hopes the Zoning Hearing Board Members take that into consideration when deciding.

Tim Edbrooke spoke about an accident along Harvey Avenue where someone hit his parked car. He is also worried about noise pollution, drunk people, and privacy.

Livrone responded to the public comment that, if the proposal is successful with the Zoning Hearing Board, the traffic plan would be evaluated in more detail during the technical design stage. Popkin asked Hyland if the Committee needed to vote on the matter. Hyland said the Committee requires no vote unless they recommend that the Borough Solicitor be present at the meeting. Popkin recommended that the Solicitor be authorized to represent the Borough's interests. (Popkin/Cowgill).

**HARB Recommendations:**

Sign Applications: None

Building Applications

- 165 Washington Street, Phil Cacossa, Architect – Garage
- 154 W. Oakland Avenue, Richard Brown, Architect - Porch

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

**Subdivision and Land Development:**

- SDLD #2023-01: 340 Linden Avenue and 353 E. State Street, Roscommon Tract, LLC
- SDLD #2023-02: 185 E. Ashland Street, Philip and Rebecca Masters

Ms. Hyland reviewed the SDLD application #2023-01 with the Committee. Popkin made a motion regarding this project and the Committee voted unanimously to forward the applications to Borough Council for approval. (Livrone/Cowgill)

Ms. Hyland reviewed the SDLD application #2023-02. Popkin made a motion regarding this project, and the Committee voted unanimously to forward this application to Borough Council (Cowgill/Livrone)

**Ordinances, Amendments & Resolutions:** None

**New/Old Business:** None

**Executive Session:**

The Committee Members met in an Executive Session regarding litigation. Returning at 8:30 p.m., Livrone made a motion that the Committee recommend that the Borough Council authorize the Solicitor to appeal a pending Doylestown Township zoning ordinance text amendment that would enable a new use on all Township properties on the North Broad Street corridor. (Livrone/Cowgill)

The Committee voted to adjourn at 8:32 PM. (Popkin/Cowgill)

Respectfully Submitted,  
Stacy Murray  
Meeting Minute Secretary