

**MINUTES OF DUBLIN BOROUGH
PLANNING COMMISSION MEETING
MONDAY, MAY 19, 2025**

1. CALL TO ORDER: The May 19, 2025 meeting of the Dublin Borough Planning Commission was held in Borough Hall at 119 Maple Avenue Dublin, PA. Chairman Gary Mast called the meeting to order at 7:32 p.m.

PLANNING COMMISSION MEMBERS PRESENT:

Gary Mast
Thomas Rymdeika
Robert Morris **
Eugene Miller
Brent Smith

APPOINTED OFFICIALS PRESENT:

Borough Manager:	Colleen M. Pursell
Borough Solicitor:	Scott MacNair, Esq.
Borough Engineer:	Erik Garton, P.E.*
Dublin Fire Chief:	Dale Meyers*

*Not Present

**Late Arrival

2. Pledge of Allegiance: Chairman Gary Mast led the Planning Commission and the audience in the Pledge of Allegiance.

3. Approval of Minutes:

3.1. Minutes of the Planning Commission Meeting of January 22, 2025:

MOTION: A motion was made by Mr. Rymdeika, seconded by Mr. Miller and unanimously carried, approving the January 22, 2025 minutes, as presented.

4. Discussion Items:

4.1. Discussion on Conditional Use Ordinance: Mr. MacNair gave an overview of what the Borough's existing Conditional Use Ordinance states in respect to the fees that can be applied to the applicant. He advised that The Municipal Planning Code has a specific section that outlines what can be charged for hearings for both Conditional Use Hearings and Zoning Board Hearings.

MOTION: A motion was made by Mr. Smith, seconded by Mr. Rymdeika and unanimously carried recommending that Borough Council amend the proposed ordinance to reflect the removal of "and members of the Zoning Hearing Board" under Section 1, 3. A.

4.2. Discussion on Outdoor Dining Ordinance: Mr. Mast gave an overview of the past discussions regarding the Outdoor Dining Ordinance. He mentioned that one of the points of past discussions focused on recommendations for outdoor noise and music. Mr. Smith added that Borough Council is open to revisiting

the recommendations made by the Planning Commission but wanted to be able make final decisions on a case by case basis. Mr. MacNair emphasized that there will always be a public hearing but the standards that are adopted by Council have to be complied with even when someone goes through Conditional Use Hearing. He gave clarification of the steps necessary to go through the process, also mentioning the Zoning Hearing Board and the need for variances in some cases. Mr. MacNair went on to describe the first amendment proposed as follows: “ The area used for Outdoor Dining must be a permanent, stable, and slip resistant surface that is approved as a condition of the conditional use permit. Temporary flooring is specifically not permitted.” This is added language to the existing ordinance. Mr. Mast pointed out that this recommendation actually came from the Bucks County Planning Commission. Mr. MacNair emphasized that these two sentences are the only changes being proposed to the Ordinance. Mr. Miller stressed the importance of keeping in mind the fact that Dublin has many mixed use businesses coming and already here when adopting this Ordinance.

The second proposed change is as follows: “The number of seats permitted for outdoor dining shall not exceed 25% of the total seats for indoor dining.”

The third proposed change is as follows: “Amplified sound is prohibited in the outdoor dining area. Amplified sound means, speech, music or other sound projected or transmitted by sound amplifying equipment.” Mr. MacNair pointed out the Borough has a separate sound ordinance so essentially, everyone has to comply with the standards of the zoning ordinance. A discussion began regarding the ability to enforce the ordinance. Mr. MacNair also provided an overview of the PA Liquor Control Act which sets noise standards for liquor licensees.

MOTION: A motion was made by Mr. Smith, seconded by Mr. Morris and unanimously carried recommending that Borough Council approve the Zoning Ordinance Amendment on Outdoor Dining, as presented.

5. Other Business: There was no other business at this time.

6. Public Comments: There were no public comments at this time.

7. Adjournment: Upon motion by Mr. Rymdeika, the meeting adjourned at 8:21 p.m.

Respectfully Submitted,

Date Approved: _____

Colleen M. Pursell, Manager/Secretary