

# DEVELOPMENT REVIEW COMMITTEE

*Minutes of the Meeting of September 21, 2016*

## Members Present

<input checked="" type="checkbox"/>	Larry McEwen, Co-chair	_____	Business Assn.
<input checked="" type="checkbox"/>	John Landis, Co-Chair	_____	TT&P
<input checked="" type="checkbox"/>	Cynthia Brey, LUPZC	<input checked="" type="checkbox"/>	Mark Keintz, Parking Foundation
_____	John Haak, LUPZC	<input checked="" type="checkbox"/>	John Romano Streetscape Committee
	Patricia Cove, HDAC	<input checked="" type="checkbox"/>	Bob Rossman, VP Physical
		_____	Laura Lucas, CHCA President

## Others Attending

Shaun Miller, Co-op Shop 8238 Germantown Avenue  
Matt Specter, Bowman Properties representing 8238 Germantown Avenue  
Celeste Hardester, Physical Division Assistant  
Kevin Dicciani, Chestnut Hill *Local*  
Melissa Nash, recorder

John Landis, co-chair, opened the meeting at 7:35pm. Intros were made. Cynthia Brey and Larry McEwen are serving as the LUPZC members for this meeting. The July minutes were reviewed. It was moved that the minutes be accepted as presented. The motion was seconded and approved.

## **Co-op Shop 8238 Germantown Avenue**

•Presentation: Matt Specter of Bowman Properties (building owner) stated that the barbershop needs a use variance to operate in this location. The Co-op Shop is located in the space that formerly housed Style Camp. It is a hair styling business and needs permission to operate a personal services business in this location. The building is zoned RSA-3, which allows office and retail. It was asked if the variance would end with this tenant. M Specter stated that stipulation could be included. The current lease is one year with renewals for three years. J Landis noted it was important to determine if the variance runs with the lease or the property. Shawn Miller stated that he opened the shop in June 2016. It caters to all types of hair and also is an artist spotlight, showcasing various artists. It is a gallery, not an art dealership. There is an older permit that allowed this property and the adjoining one to be joined. There is no refusal yet; Ralph Pinkus is working on it. In the past the property was a barber shop. The hanging sign is 18" x 30". No sign permit has been applied for. There will be no window signage. The hours of operation are Monday through Sunday 10 am to 5 pm and First Fridays until 8 pm. There will be address numbers on the transom over the door. It would be good to have a schematic.

•Committee Discussion/Questions: It was noted that it would be inappropriate to move this project along without a refusal. The committee would send a letter to L&I to state that the review process is underway, if needed to avoid fines. A discussion followed as to whether the project should move to LUPZC for the RCO meeting with invites to the other RCOs or to have the project appear at the next DRC with refusal and RCOs. It could go straight to the Board.

## **Jenks Wall and Trash**

- There continues to be a problem with the dumpster and recycling sitting out on the sidewalk. Additionally, since school has resumed, there are problems with parents parking on the sidewalk on Ardleigh and stopping on Germantown Avenue. It was asked if this is the DRC's problem. It should be brought to the attention of the SDP. It was noted that today, the dumpster is in the driveway. Larry McEwen suggested that the SDP be contacted, and if there is no response in a week, that Cindy Bass's office be brought in. It was further suggested that a letter with all issues be sent to the SDP and then without response, Cindy Bass and Laura Lucas get to work to set up a meeting.

### **Other Committee Business**

- Possible AirBnB Use: Mark Keintz expressed concern that neighbors who are renovating their basement may be setting it up as an AirBnB rental. As there is nothing to demonstrate that this is the case, it is not the committee's business.

- Gravers Lane Station: Patricia Cove reported that the committee has been working with SEPTA and that communication needs to be continued with SEPTA. Celeste Hardester has been working with the committee as well to keep the CHCA in the loop. P Cove suggested keeping Celeste in the loop.

- Chestnut Hill East Barrier Wall: The project that was originally to start in late August has been delayed. SEPTA will update the start date.

- 2 East Chestnut Hill Avenue: Patriot Developers have been contacted regarding the condition of the property. Patriot has done some cleaning on the property and covered the stone with a tarp. Neighbors are appealing the decision so no work is being done.

- Hospital Rear Parking Lot: The hospital has told the Historical Society that it will re-landscape the property and preserve the stone wall and arch when finished using the lot. The CHHS noticed that the large granite stones on either side of the driveway are missing. The hospital has been called.

- Representatives: There is still a need for a Business Association rep for this committee.

- Celeste Hardester: It was asked if more time could be allotted to C Hardester to aid in committee work. If a grant is renewed it may be possible to add hours. In addition, it was suggested that Ryan may be able to take over some additional Physical Division duties as he settles into the job. Bob Rossman will bring this up at the next Executive Committee meeting.

### **Adjournment**

- The meeting was adjourned at 8:45pm.