

# LAND USE, PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of January 5, 2017

## Members Present

✓	John Haak, Chair	✓	Jean McCoubrey
✓	Cynthia Brey, Chair	✓	Larry McEwen
✓	Brad Flamm	✓	Ned Mitinger
✓	Steve Gendler	✓	Andrew Moroz
✓	Larry Goldfarb	✓	Aga Vinson
✓	John Landis		Laura Lucas, Pres, CHCA (ex-officio)
✓	Joyce Lenhardt	✓	Bob Rossman, VP Physical

## Others Attending:

Richard Snowden

Martha Sharkey, CHBA Executive Director

East Gravers Lane neighbors

Ryan Rosenbaum, CHCA Executive Manager

Melissa Nash, recorder

John Haak, chair, opened the meeting at 8:05pm. Intros were made. It was moved that the December minutes be approved as presented this the correction of the date of 1070 to 1970. The motion was seconded, and the minutes were approved.

## **Fence for Compactor at Yellow Parking Lot**

•Presentation: Martha Sharkey presented the need for variances for a fence to enclose a new trash/recycling compactor for the yellow lot at E Evergreen, behind Bank of America. The compactor would replace 13 dumpsters that are currently scattered throughout the lot. This would reduce odors and loose trash and improve the look of the lot. Parking spaces may be freed up. Landscaping would be installed. This is a pilot project for the other lots. The compactor needs to be screened with a 7' fence topped by a 2' trellis. The nearby neighbor is in favor of the compactor and fence. The compactor is 8'-8" tall. Richard Snowden noted that the dumpster owners have been persuaded to give up their units. Steve Gendler asked if this is a wet/dry compactor. It is a recycle/trash compactor. At the moment pickups occur all the time. This unit should be emptied about once per month. Larry McEwen suggested a 6' fence with 3' lattice. The dumpster is dark green; the fence will be painted hunter green. Users will have key card access to use. L McEwen asked about the maintenance of the painted fence, suggesting that natural weathering might be better. This would be considered when the fence is complete.

•Committee Action: Joyce Lenhardt moved that the committee recommend support for the variance for the compactor fence. The motion was seconded. It was suggested that the motion include a notation that this would be upon receipt of the refusal. The motion was unanimously approved.

## **East Gravers Street Paving**

•Discussion: Ryan Rosenbaum reported that E Gravers is on the paving list and is scheduled to be worked on in March or April. It would be milled and paved. Water projects need to be completed. Neighbors report that their houses shake when heavy vehicles go by. Pieces of the road are thrown up in their yards. J Haak suggested that Streets be contacted to tie down the paving date as well as the scope of the work. Neighbors feel the street needs more than milling and scraping.

### **Gravers Station**

•Discussion: Brad Flamm reported that the committee was going to hold off with contacting the CDC. Lori Salganikoff did contact the CDC as the quarter is coming to an end. SEPTA needs to provide a letter by February 13. The \$1500 fee would be split equally by CHHS, CHCA and SEPTA (hopefully). J Haak asked what SEPTA would do on its own. SPETA is interesting in the building being used. The local station committee will meet again in January. It was asked how St. Martin's handles its station. The station has a residential use. The Friends collect rent and pay bills, including landscaping.

### **East and West Bell's Mill Road**

•Report: John Haak noted that the problem with accidents on West bell's Mill Road has been brought to the attention of Kasim Ali of the Streets Department. He may be of assistance for E Gravers as well. There is no new info about East Bell's Mill.

### **Committee to Strategize Residential Development and Preservation**

•Discussion: J Lenhardt reported that the committee has formed (She is a member.) It has been awarded a grant to study and gather information to help create a plan for moving forward. The grant money needs to be spent by May. This will be a point effort of the CHCA and the CHHS. J Lenhardt is the LUPZC rep for the committee. Steve Gendler and John Landis are also on the committee. There will be a joint meeting of the LUPZC and the HDAC on February 2 at 6pm to begin working toward guidelines for development.

### **Engine Company #37**

•Discussion: The Fire Department and the architects will meet with the DRC later this month. This will be an information meeting not a presentation of a design. This new construction may include a 2 bay garage with the second bay designated to house a medical vehicle. It was thought that community approval was not needed. Scale is a concern. The architect is Cecil Baker who recently completed Engine #38 in Tacony.

### **Adjournment**

•The meeting was adjourned at 9:10PM