

LAND USE, PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of October 5, 2017

Members Present

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

Others Attending:

Neighbors of Jenks school
Brendan Sample, Chestnut Hill *Local*
Celeste Hardester, Development Review Facilitator
Melissa Nash, recorder

Cynthia Brey, co-chair, opened the meeting at 8:07 pm. The agenda includes Jenks parking, approval of minutes, and discussion of the district plan in that order.

Jenks Parking and Street Problems

•Discussion: Jean McCoubrey introduced the issue. The agreement about the ramp with the school did not allow parking. There are two people who park due to handicap status, but there are 3-5 cars parked regularly. Judy Muenzberg has sent a letter to Danielle Floyd. Gates are left open all day, as opposed to be opened when needed (per agreement). There seems to be no deliveries made using the ramp. Neighbors have contacted a city council person. L&I will not take the complaints. 311 says to call 911. In addition, the Big Sandbox is planning work on the site. Neither the Big Sandbox nor the PTA follows the rules. There has been a firetruck on the upper level for a school presentation. While the construction of the ramp was being discussed with the community, Jenks and the School District denied that the upper level would be used for parking. No garden has been created on the corner as promised. It was suggested that a strong letter of objection be sent to the SDP. Steve Gendler suggested that the letter should be from the CHCA and should present problems on a point-by-point basis. This should be sent to Danielle Floyd. C Brey suggested that the letter be copied to L&I. Larry McEwen noted that incidental parking was not against the law but requires a permit. There should be a buffer against residential properties and lighting if used at night. Planned Big Sandbox activities are unknown. Will headlights be intrusive? There seems to be a lack of planning between the Big Sandbox and the school. There is no community input. Neighbors have spoken to the principal, who has not been cooperative. The council person has also spoken to the principal. Joyce Lenhardt spoke about the drop off/pick up problems. There were to be guards to assist, but they have not materialized. There is no supervision of children or cars. Celeste Hardester suggested contacting Cindy Bass and having a conversation with the school before going to the SDP. J Lenhardt suggested contacting SDP legal about safety concerns. Cindy Bass should be invited up to view drop off/pickup and the all-day parking on the upper level. It was suggested that building the ramp was useless. It is not used for deliveries as was described. Trucks

unload on Ardleigh causing great disruption in traffic. It was suggested that Ardleigh could become a one way street.

- Action: A letter should be sent to Cindy Bass outlining the problems using the agreement as a basis. Pictures could be included to show safety concerns. Cindy Bass could engage the SDP. Neighbors should document problems and concerns and send them to Celeste Hardester.

Minutes

- It was moved that the minutes for September be approved as submitted. The motion was seconded. It was noted that a change in wording be made on the second page to improve grammar. The suggestion was approved. The minutes were approved with that change.

District Plan Planning

- L McEwen provided a follow up to his PowerPoint presentation from the prior meeting, including reviewing the zoning classifications. J McCoubrey suggested adding the shopping center at the bottom of the hill as well as CVS, Staples, McDonalds and CinCin as potential redevelopment sites. Current zoning should be compared to desired zoning. It was also suggested that Children of America could be included as a redevelopment site.
- J Lenhardt indicated that Ian Hegarty had contacted her through Ryan Rosenblum. The district plan committee has requested community reps. There will be a series of public meetings. It would be good to pre-plan for these meetings. Development Management Tools would be useful as would a large plant of Germantown Avenue with zoning indicated. The district plan will focus on commercial sites. C Hardester said she has sent out the Roxborough conservation overlay.

Committee Business

- Potential Developers Site: J McCoubrey noted that some properties on Ardleigh 2015-21 have been purchased and may be developed. No more is known about what is planned.
- New committee members are needed. A lawyer would be good.

Adjournment

- The meeting was adjourned at 9:50PM.