

# DEVELOPMENT REVIEW COMMITTEE

Minutes of the Meeting of May 20, 2008

## Members Present

<input checked="" type="checkbox"/> Larry McEwen, Co-Chair	<input type="checkbox"/> Fran O'Donnell, Business Assoc
<input checked="" type="checkbox"/> Greg Woodring, Co-Chair	<input type="checkbox"/> Pam Learnard, TT&P
<input checked="" type="checkbox"/> Joyce Lenhardt, LUPZC	<input type="checkbox"/> Parking Foundation
<input checked="" type="checkbox"/> Patrick McGranaghan, LUPZC	<input checked="" type="checkbox"/> Joanne Dhody, Aesthetics
<input checked="" type="checkbox"/> Bill Washburn, Historical Society	<input checked="" type="checkbox"/> Ned Mitinger, VP Physical

## Others Attending

Roy Miyahara, owner Diamond Spa 8430 Germantown Avenue

John Haak, LUPZC

Patricia Cove, Historical Society Alternate

Melissa Nash, recorder

Larry McEwen, co-chair, opened the meeting at 7:35pm. Minutes were distributed and read. Joyce Lenhardt suggested that the last sentence under "Bethlehem Pike/Germantown Avenue Bump Out should read, "Pam Learned stated that Bob Previdi agreed to meet with the committees. It was moved that the minutes be approved with the suggested change. The motion was seconded and unanimously approved.

## **Diamond Spa 8430 Germantown Avenue**

•Presentation and discussion: Roy Miyahara stated that he applied for a permit to provide massages. This requires Board approval. He thought the spa had a permit. Currently half of the building is used as a nail salon (front); the other half (rear) is the spa offering facials, waxing and massages. The upper level of the building is residential and is entered by a separate entrance with interior stair toward the rear of the building. All customers enter from the front. He plans no changes to the business or the building. R Miyahara was the manager then purchased the business. An inquiry was made about the sign. It has been there for a long time but may need to be legalized. (The sign hangs perpendicular to the building.) L McEwen noted that projecting signs require permits and yearly fees. They are not illegal but do need approval. Greg Woodring stated that he likes projecting signs and asked about medical procedures performed at the business. They have laser hair removal but no medical procedures. It was asked if the business should go to other committees as it is close to residences. There should be letters of support from neighbors – including residential neighbors. These letters should be from owners rather than tenants. It was noted that R Miyahara is permitted to continue offering massages while the permit is in process.

•Committee Action: It was moved that the committee support the request for permit approval. It should be pointed out to the Board that the proposal was viewed for the first time on the Tuesday prior to the Thursday board meeting. The motion was seconded and approved. It was recommended that Roy Miyahara attend the meeting on Thursday to answer questions that might arise.

## **DVRPC Study Report**

•John Haak reported on the status of the study. The consultants have met with community groups and work with a working group to interpret the info. There is a need to have a report done by the end of June. The focus of the study has been pedestrian activity on Germantown Avenue

and Bethlehem Pike around core downtown areas with less emphasis on pedestrian activity between these areas. They have also studied the traffic arterials around and through the area. There has not been much contact with Chestnut Hill business owners. Other topics of study include land use patterns, enhancing community character and development. The availability of funding to implement the study's recommendations was discussed. Phase II of the study would focus on and flesh out specific areas. The final presentation will be handed off to the community and distributed. It was asked if the committee could arrange a session to meet with the consultants or to have a presentation of the results. It was noted that the consultants do need to keep the number of meeting under control due to time and money constraints. It was asked if this study would result in just a report or would it lead to real change. It could have an impact by focusing on the need to change or the inevitability of change that would need to be managed. G Woodring cited East Falls as an area that has undergone significant change. John Haak will keep the committee informed of the consultants' activities and scheduled meetings.

### **Committee Business**

- McEwen complemented Joyce Lenhardt and Patrick McGranaghan on the Tree House Play Cafe letter in the *Local*. The Historical Society board met and discussed the replacement of the old building with a new structure. The Historical Society is interested as this involves a demolition. Patricia Cove noted that the Historical Society would like to look at the project. The Tree House is scheduled to appear at the LUPZC on June 5; it would go to the June DRC meeting. It was suggested that the Historical Society contact the Tree House people directly to schedule a presentation. G Woodring questioned the LUPZC support of 100% coverage. He also mentioned issues about Sam Blake's building, 7841 Germantown Avenue as a possible process problem. General discussion followed including knowledge of codes and why 100% coverage was supported. It was moved that L McEwen call Sanjiv Jain to convey the Historical Society and Aesthetics' requests to review the project. The motion was seconded and approved.

### **Adjournment**

- The meeting was adjourned at 8:55 PM.