

DEVELOPMENT REVIEW COMMITTEE

Minutes of the Meeting of May 19, 2009

Members Present

<u> </u> Larry McEwen, Co-chair	<u>✓</u> Greg Walsh, Business Assoc
<u>✓</u> Greg Woodring, Co-Chair	<u>✓</u> Tom Hemphill, TT&P
<u>✓</u> Joyce Lenhardt, LUPZC	<u> </u> Parking Foundation
<u>✓</u> Jean McCoubrey, LUPZC	<u>✓</u> Joanne Dhody, Aesthetics
<u>✓</u> Patricia Cove, Historical Society AC	<u>✓</u> Ned Mitinger, VP Physical

Others Attending

Miguel Castañeda, ¡Cuba! Restaurant
Jane Piotrowski, CHCA Board member
Joe Pizzano, CHCA Board Member
John Haak, LUPZC
Kristen Ford, Brown and Keener
Mark Morfei, Pennoni
Fran O'Donnell, local business owner
Philip LeCausey, CHCA Community Manager
Melissa Nash, recorder

Greg Woodring opened the meeting at 7:35. As ¡Cuba! Is present and Roller and the DVRPC reps are not, the order of the agenda will be altered.

¡Cuba! Restaurant Liquor License Application

•Introduction: Miguel Castañeda reported that he has applied for a liquor license for his restaurant. As part of the application he must show that there are no violations of code present for this business. He has received clearance from L&I. There will be no changes in the business practices. There will not be a sit-down bar. He has worked with the adjoining music studio about their mutual noise intrusions. P Cove asked that there be no music on the street. M Castañeda agreed that music would only be played inside and on the back deck. There will be no dining on the sidewalk. G Woodring noted that the Liquor Control Board is serious about noise violations. A motion was made and seconded to support the application for a liquor license. It was unanimously approved.

DVRPC Update

•Report: John Haak noted that the walkabout looked at lighting as well as other problem areas. J Haak introduced Kristen Ford and Mark Morfei of Brown and Keener and Pennoni from the consultant team. K Ford presented the areas of further study as: synchronize transportation schedules, manage signage systems, forming gateways for Chestnut Hill and the other communities, improving the streetscape and updating the code/design guidelines for Germantown Avenue. Streetscape improvements can use the Cope/Linder study as a bridge to action. Prioritizing the activities is important and is the basis for an action document. M Morfei added that the document would also begin to answer how to build, and define activities specifically including costs, who will do the work and who will pay for the work. Ned Mitinger asked when the report would be completed. It should be completed in a few months and will include street lighting as an area of improvement. M Morfei added that lighting will address what should be lighted, spacing height, brightness but noted that style of the actual fixtures is the Street's department area. G Woodring asked how Chestnut Hill would be coordinated with the other communities. K Ford stated that lighting could be coordinated; this has not yet been

considered. There could be more money available for a regional project – big ideas often get a better reception.

- Discussion: A discussion followed about the City's current practice of using the modern heads as replacements. There are various levels of attacking the lighting problem: whole new system including new wiring (\$\$\$), new poles and heads (\$\$) and more modest upgrade (\$). G Woodring suggested that intersections be done first then spread to the mid-blocks. Each block could have a slightly difference design based on the buildings in the each block. Another suggestion was to complete a demonstration block or do one or two elements on the whole hill. The timing would take two years after funding is acquired. J Lenhardt noted that the Avenue's character changes and a lighting master plan is needed. The Streets Department would not follow a detailed plan. Their plan would need to be tweaked to fit situations, i.e. shielding some lamps to prevent light from spilling into apartments. It was noted that the Center City BID issued a bond to begin its work promptly. J Lenhardt noted that the crosswalks are also a priority. An estimate of \$65,00 per intersection was mentioned. An intersection could be done each year. J Haak suggested that Pine Street be visited as an example of adapted lighting.

- Bethlehem Pike Bump out: The estimate for the bump out was originally \$50,000. The current estimate is \$70,000 to \$100,000. G Woodring suggested that the community express itself as a unified voice to the City to push this along.

Roller's Application for Take-out Beer Sales

- Discussion: (Paul Roller did not appear at the meeting) There is a permit application notice for the sale of takeout beer in the window of Roller's Express-O. IT was not known if permission for takeout beer would be a permanent variance or if it would end when the business ended or changed hands. It was also noted that the Trolley Car Diner has takeout beer and is advertising this with a large banner. This would not be acceptable in Chestnut Hill. There were a number of technical questions regarding the takeout license that could not be answered at this time.

Historical Society Report

Patricia Cove attended a meeting of the Preservation Alliance and distributed some materials of interest from the meeting. The design guidelines need illustrations. A row house manual is also available and may be of use to residents.

Adjournment

- The meeting was adjourned at 9:07PM.