

LAND USE, PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of December 4, 2008

Members Present

<input checked="" type="checkbox"/>	Joyce Lenhardt, Co-Chair	_____	Larry McEwen
<input checked="" type="checkbox"/>	Jean McCoubrey, Co-Chair	_____	Ned Mitinger (temporary reassignment)
<input checked="" type="checkbox"/>	Harriet Brumberg	<input checked="" type="checkbox"/>	Bill Washburn
<input checked="" type="checkbox"/>	Steve Gendler	_____	Allison Schapker
<input checked="" type="checkbox"/>	John Haak	<input checked="" type="checkbox"/>	Ned Mitinger, VP Physical (ex-officio)
_____	Alfred Dragani	-	

Others Attending

Joel Hoffmann, Chestnut Hill *Local*

Melissa Nash, recorder

Jean McCoubrey, chair opened the meeting at 8:17. It was moved that the minutes from October meeting be approved. The motion was seconded and approved. A question was raised about the status of the garage for the O'Reillys. The variance for the garage was approved by the DRC at its November meeting.

DVRPC Study Report

•Report: Most members of the committee have seen the report. The next step is to discuss what can be taken from the report to continue the work. Funding issues are also important. Phase I of the post report consists of workshops in the area. Phase II will be discussed at a meeting on December 17. Some issues to be included are the commercial corridor of Germantown Avenue/Bethlehem Pike and its streetscape, improvement of traffic calming and improvement of movement paths, addressing general transportation issues, tweaking previously funded project to conform with the study, addressing regional center topics to help entire area, i.e. signage redevelopment. Ned Mitinger asked if economic development would be part of the study. Some topics considered include scale of commerce and analysis of commerce. There was a discussion about the present state of the Avenue. The CHBA/BID seem to be non-players in the study. Steve Gendler reported that 12 bids have been received on the Magarity property. There have been no disclosures of the amounts or the bidders. The property may close in December. The possibility of Richard Snowden buying the property was discussed.

•Discussion of Options: A discussion of ways to use and focus the initial study followed. Joyce Lenhardt suggested a strategic plan for the Avenue; do we need more or less of which businesses. John Haak noted that marketing improvement, making Chestnut Hill a unique place to shop. Steve Gendler noted that maintaining apartments over the shops was critical. He also noted that Magarity was a 2.15-acre site and asked what the community would want to have there. Other points included the streetscape and how to improve it and parking. It would be useful to match community organizations to chapters in the study for feedback. Specific sites could be discussed as "opportunity" spots.

•Summary of options: Some issues that could be used as follow-up include: re-writing the guidelines, signage, identification and study of development sites (include CHBA/BID in this discussion), creating a master plan with vision that might assist in future zoning, physical development of "opportunity" sites. J Haak noted that updating the green book and guidelines could possibly be done through a volunteer effort. N Mitinger asked for a one-page statement of intent for this study follow-up. The discussion should be continued at the next DRC meeting with representatives from the business organization invited to participate. N Mitinger will contact the business associations. J Haak will contact the consultants.

•Adjournment: The meeting was adjourned.