DEVELOPMENT REVIEW COMMITTEE

Minutes of the Meeting of January 19, 2021

**The DRC meeting was held via Zoom**

# Members Present

**🗸** Larry McEwen, Co-chair ****, Business Assn.

**🗸** John Landis, Co-Chair TT&P

**🗸** Bradley Wells, LUPZC

****Jean McCoubrey, LUPZC **🗸** Jan Albaum, Streetscape Committee

**🗸**Patricia Cove, HDAC **🗸**Larry McEwen, VP Physical

 ****Kathi Clayton, CHCA President

##### Others Attending

Sanjiv Jain, owner 8612 Germantown

Ellie Davie, Alpha ICF Construction (with S Jain)

Leah Silverstein, CH Conservancy

Lori Salganicoff, CH Conservancy

Shirley Hansen, CH Conservancy

Mark Keintz

Randy Williams, HDAC

Joyce Lenhardt, LUPZC

Anne McNiff, Director CHCA

Celeste Hardester, Development Review Facilitator

Melissa Nash, recorder

The meeting was opened by Larry McEwen, co-chair, at 7:05 pm. The only action item on the agenda is 8612 Germantown with Sanjiv Jain. Minuets will be reviewed after the action item.

**8612 Germantown Avenue**

•Presentation: Sanjiv Jain presented the project. A use variance is needed to have a restaurant on the first floor. A corrected refusal was obtained. Neighbors have been notified using the ZBA list. There have been no negative responses. Neighboring businesses have agreed to share a dumpster at the rear. (Cosimo’s, Chestnut Hill Coffee, and el Limon.) The sign is 12 sq ft in area and letters have been made narrower per an HDAC request. The weight is more like an older sign. There will be no lighting. There will be 3-D letters floating 2” from the building face. There is no refusal for the sign as it is allowable. This has not been reviewed by Streetscape. The project has the support of Phil Dawson.

•Discussion: L McEwen noted that there was enthusiasm for the project at the Executive Committee. It was asked if there would be a traffic problem due to the take out portion of the business. S Jain has spoken with other businesses in the area, and this is not a problem. There is no parking in front of the building. There is a community parking lot behind. It was asked when el Limon would open. It would be mid-summer at the earliest. Joyce Lenhardt had parking concerns as well. The owner should let customers know the lot is there. There should be no tolerance for stopping in the no stopping zone in front. Patricia Cove noted that at the HDAC meeting that signage and lighting, including spill onto the street, were important. S Jain noted the interior light would be warm looking and that, if it is not warm, let him know. S Jain was not sure if a handicap ramp would be required. It was noted that Streetscape should review the project regarding signage, ramp and lighting should be reviewed. Comments from attendees other than committee members were requested. Lori Salgonicoff had a concern about the support wording, regarding a restaurant on the first floor. John Landis suggested restricting the variance to the current tenant. L McEwen noted there would be a separate permit for the sign. J Lenhardt recommended that Streetscape review the sign. L McEwen recommended that lighting be chosen carefully. Mark Keintz had no comment. Streetscape can review the project at its February 3 meeting. Plans should be sent prior to the meeting. Its recommendations can be added as a proviso to the motion after the review.

•Action: It was moved that the committee recommend support of the project for restaurant with sit down and takeout with the provisos, which will be included in the letter to the ZBA, that signage will be reviewed, the refusal language be reviewed for accuracy, the variance be limited to this tenant, and that no changes other than the sign will be made. The motion was seconded and discussion followed. Additional provisos may be added by Streetscape and the provisos from the HDAC should be included as well. Those provisos include the addition of a ramp, lighting and signage. Discussion followed concerning the wording of the limiting the variance to this tenant versus any non-conforming tenant including a future restaurant. It was suggested that the motion does not need to reference the sources (LUPZC, HDAC and Streetscape). The original motion was presented:

The DRC recommends support of the application for a variance for the project for a sit down and takeout restaurant with the provisos that any changes to the building, including signage, lighting and installation of a ramp, be reviewed, and that the variance is limited to any future non-conforming tenants including restaurants.

The motion was seconded and was unanimously approved. After its February 3 meeting, the Streetscape Committee should forward its actions to the DRC. S Jain will have a Zoom invite for the February 3 meeting. At 7:50 Sanjiv Jain exited the meeting.

**October Minutes**

• John Landis showed the minutes via screen share. No issues were noted. There was a motion to approve. Jean McCoubrey noted that she was present at the meeting. The motion was seconded and the minutes were approved.

**Old Business**

• 8100 Germantown: The status of the project at 8100 was discussed. It was noted that the project has been a hole in the ground for a long time and the sidewalk detour was very “trippable.” It should be made safer. The owner should be contacted. The condition of the retaining wall and the status of the building permit should be investigated.

• The townhouse development behind One West on Shawnee was also briefly discussed. The committee should keep an eye on this as it develops.

• Other Business: 30 West Highland should appear next month. It has been held up due to L&I delays. It would then go to the February 4 LUPZC, possibly HDAC and Streetscape, and return to the DRC on February 16. A brief discussion of the former Sunoco site on Bethlehem Pike followed. The Planning Group will have its next meeting next Thursday at 4PM.

**Adjournment**

• The meeting was adjourned at 8:20 PM.