

DEVELOPMENT REVIEW COMMITTEE

Minutes of the Meeting of October 17, 2017

Members Present

<u>✓</u> Larry McEwen, Co-chair	<u>✓</u> Amanda Yoder, Business Assn.
<u>✓</u> John Landis, Co-Chair	<u> </u> TT&P
<u>✓</u> Cynthia Brey, LUPZC	<u> </u> <u>✓</u> Mark Keintz, Parking Foundation
<u> </u> Brad Flamm, LUPZC	<u>✓</u> John Romano Streetscape Committee
<u>✓</u> Patricia Cove, HDAC	<u>✓</u> Joyce Lenhardt, VP Physical
	<u> </u> Laura Lucas, CHCA President

Others Attending

Celeste Hardester, Development Review Facilitator

Melissa Nash, recorder

The meeting was opened by John Landis, co-chair, at 7:37pm. Topics for the meeting include planning for the District Plan, Preservation Committee overlay map, 2E Chestnut Hill Ave, Bell's Mill Road and Street Banners, and the Ad Hoc Parking report. The minutes for August were reviewed. There was discussion about the concrete color and landscaping. Celeste Hardester read the motion by the Board which covers the issues raised. The minutes were seconded and approved. The fire station is scheduled for a ZBA hearing on October 25.

District Plan

•Report Joyce Lenhardt presented the basic meeting schedule for the redistricting. J Lenhardt (regular) and Larry McEwen (alternate) are the reps. The first meeting will be in December, followed by January, March and May. The meetings are public. Redistricting is planned to be complete in July. There was a question of how to structure the planning as the district includes not only Chestnut Hill but also Mt Airy and Germantown. RCOs and neighborhood groups will participate. This will be a large group. J Lenhardt has asked to include Jean McCoubry as a rep as well. It was suggested that some developable properties, such as the Dry Cleaners, the PECO building, and the Verizon building, be studied. Other possibilities include Children of America, TD Bank, and the CVS and TLA centers. John Landis suggested looking at block massing as well as use zoning. According to the present overlay, the dry cleaners site could house a three story building. Children of America could have 5 stories. Building heights are maxed at 35' with 45' allowed at corners. Buildings can have 4000sqft footprints with 30' fronts. It was suggested that stepback be incorporated with height. For residential properties, large lot houses have the same dangers of development in Mt Airy and Germantown as they do in Chestnut Hill. There are concerns about density and size of buildings. It was asked how often steep slope challenges are granted. John Romano noted that less dense parts of Germantown Avenue should be considered (Laurel Hill and Stagecrafters). L McEwen will attend the next Preservation Task Force Philadelphia meeting. J Lenhardt noted some complaints about yard sale signs and advertising on store fronts. It was noted that Greylock (W Chestnut Hill Ave) is on the sheriff's sale list. J Landis was asked to do a more in-depth study of properties.

Street Banners

•Patricia Cove stated that the city does not allow street banners on Germantown Avenue. SCHA has asked to place vertical banners on lampposts.

2 E Chestnut Hill Ave

•The developers have spoken with the Conservancy about easements. They do want to replace the existing windows. The developers have settled with the neighbors. It was suggested that the CHCA inquire about the developers plans. It was noted that Sanjiv Jain has purchased the newsstand on Germantown Avenue. It may be used as an annex to the Chestnut hill Coffee Company. It is not known when the newsstand will re-open.

Bell's Mill Road

•Patricia Cove asked about the status of Bell's Mill Road. The project for the east side is scheduled to begin in 2018.

Ad Hoc Parking Report

•Mark Keintz reported that the Parking Committee is studying areas within 2 or 3 blocks of the Avenue. The study is preliminary, hopefully to enable Parking to get to grant application status. L McEwen suggested getting older parking study data. It was asked why this study is being undertaken.

Committee Business

•The meeting was adjourned at 9:15pm.