

DEVELOPMENT REVIEW COMMITTEE

Minutes of the Meeting of June 16, 2026

The DRC meeting was held via Zoom

Members Present

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| <ul style="list-style-type: none"> ✓ Larry McEwen, Co-chair ✓ , Co-chair ✓ Erin Monghan, LUPZC ✓ Greg Lattanzi, LUPZC ✓ James Rice, HDAC | <ul style="list-style-type: none"> ✓ Courtney O'Neill, Business Association ✓ Matt Rutt, Parking Foundation ✓ , Streetscape Committee ✓ Greg Lattanzi, VP Physical ✓ Laura Lucas, President CHCA (ex-officio) |
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550 West Willow Grove Ave

Sean Whalen, Attorney 550 W Willow Grove Wissahickon Skating Club

Morgan Salmon, Wissahickon Skating Club

Kevin Hamel, Wissahickon Skating Club

Toby True, Wissahickon Skating Club

Jon Buehler, Wissahickon Skating Club

Alexander Longo, Wissahickon Skating Club

Patricia Rose, neighbor

Ann Williams, community member

Anne McNiff, Executive Director CHCA

Celeste Hardester, Development Review Facilitator

Melissa Nash, recorder

The meeting was opened by Larry McEwen, co-chair, at 7:05 pm. Introductions were made. There is one item on the agenda. The process was briefly reviewed.

550 W Willow Grove Avenue

•Presentation: Sean Whalen, attorney for the project, began the presentation. The Skating Club is located on land with a long lease; it is owned by SCH school. The site is bounded by W Willow Grove Avenue, Cherokee, Valley Green, and the SCH Squash Courts. There are two separate variances needed. Both are scheduled to be heard at one ZBA meeting. One is for the installation of two new signs to replace the existing signs. The proposed signs are larger than allowed and closer to the street than allowed. The second project is to create a roof deck on an existing building with emergency stairs and to enlarge the existing locker rooms. This generates a need for a variance due to an inadequate side yard, which is only 5'. There is also steep slope disturbance. The signs need replacement as the current signs are generally hidden. Using the existing roof a deck involves adding exit stairs and relocating HVAC equipment. The closest residential property is 532 W Springfield. This project is the same as one presented about 18 months earlier, which did not proceed. The refusal of the signs is due to size and location. The locker room refusals are due to rear yard and steep slope disturbance. Parking is similar to existing. There is a new return wall, which creates the steep slope disturbance. The existing locker room will be demolished. The roof deck has about 960 sq ft. One sign is on Cherokee; the other is on W Willow Grove. Steep slopes are about 1% of the site. About 1400 sq ft will be disturbed.

The stairs from the deck are required by the fire code, and are not used for access. No trees will be removed. There is the same rear yard as exists. The required yard is 35'. Signs are larger than allowed, which is 15 sq ft. One sign is 28.5 sq ft; the other is 15.5 sq ft. The signs will have stone plinths with a single row of letters on two sides. They will not be lighted and will be located in the setback 15' from the road.

•Committee Comments/Questions: Erin Monaghan asked about the proximity of the new addition to the property and if the existing space between the buildings is being used as a walkway. It is now a walkway from the squash courts. All property belongs to the school, which supports the project. This is not a perfect path. It was suggested that the walkway be clearly shown at the next meeting. The existing conditions should also be clearly shown. Jim Rice noted that the juncture of the two properties needs to be clearly shown. He also asked about the chainlink fence on the existing locker room roof and how the new roof will be secured. He asked about the accessibility of the stairs. The stair will be accessible from the roof deck. The lower end of the stairs will have a locked gate. It was noted that this project is part of an 11 year renovation project for the skating rink. Matt Rutt suggested showing consideration for the neighboring building. Courtney O' Neill asked for a timeline clarification about the earlier project. SCH was not ready to proceed at the time. They are now ready and are supporting the project. L McEwen asked about the partial roof/cover for the deck. The canopy will help keep noise from the neighbors. They hope to eliminate noise complaints. The canopy is glass on a metal frame. In addition, there is an 8' glass and metal wall around the deck. L McEwen suggested the door swing be checked. He also asked about the size of the letters on the signs. They are larger than on the current signs and there are fewer words. They are designed with input from the school signage. Celeste Hardester suggested explaining the past project and then changes. She asked about support letters from SCH. She said there is one in the packet that supports the roof deck and signage, but a letter is still needed regarding the locker room. Sean Whalen said they are expecting it to be emailed. She asked about tree removal in the area along Valley Green. This was done by SCH for drainage and possibly for the theater building, and is not related to the WSC project. This was done by SCH for drainage and possibly for the theater building. There will be replacement plantings.

•Neighbor Comments/Questions: Patricia Rose, a neighbor, noted that she had noise concerns and that the Skating Club has been responsive to the complaints.

•Committee Action: The HDAC would like to see the proposals and asked for a clarification of the rear yard and the locker room roof fencing. The meeting is scheduled for July 16 rather than July 2. The next DRC is July 21. M Rutt asked why the HDAC would want to see this project. This is due to the visual impact of the signs and the roof fencing. LUPZC also would like to review the projects. The meeting will also be rescheduled from July 2. It was suggested that architectural plans and possibly a site section should be shown.

Approval of Minutes

•The minutes for April were distributed and approved without discussion. The May minutes needed to have John Landis's name removed as he has resigned. Yoga needs to be clarified as a business offering. The minutes were approved.

Adjournment

•The meeting was adjourned at 8:35 PM.