

LAND USE, PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of November 5, 2020

This is the seventh LUPZC meeting conducted virtually via Zoom

Members Present

<u>✓</u>	Jean McCoubrey, Chair	<u>✓</u>	Larry McEwen
<u>✓</u>	Steve Gendler		Ned Mitinger
<u>✓</u>	John Landis	<u>✓</u>	Andrew Moroz
<u>✓</u>	Joyce Lenhardt	<u>✓</u>	Bradley Wells, co-chair
	Chris Linn		Kathi Clayton, Pres, CHCA (ex-officio)
		<u>✓</u>	Larry McEwen, VP Physical

Others Attending:

Sanjiv Jain, owner 8612 Germantown Avenue
Ellie Davie, Alpha ICF Construction
Melissa Degenhardt
Patricia Cove, HDAC
Randy Williams, HDAC
Diane Fisk, *Inquirer/CH Local*
Phil Dawson, Executive Director CHBA
Anne Mc Niff, Executive Director CHCA
Celeste Hardester, CHCA Development Review Facilitator
Melissa Nash, recorder

The meeting was opened at 8:03 pm by Bradley Wells, co-chair. This meeting was conducted remotely using Zoom. Intros were made. There was one action items 8612 Germantown.

8612 Germantown Avenue

•Presentation: Sanjiv Jain, owner of the property that most recently housed Hideaway Music, presented the project. El Limon restaurant has been recruited for the space. El Limon is a small chain Mexican restaurant. The variance needed is use only. The property is zoned CMX-1, which does not allow restaurants. It would need to be CMX-2. The restaurant will be eat in and take out. No exterior changes are planned. The other half of the building is Mixa Salon in the former camera shop. There will be a simple sign on the sign band. S Jain showed a photo of the building circa 1952. The restaurant will have about 30 seats. Jean McCoubrey asked about the upper floors. The second floor is office use. The third floor is apartment use. Questions were asked about employee parking and trash removal. Employees will be encouraged to park far away and to take mass transit. Employees can enter through the back. Larry McEwen asked about the walkway to the next to the building. The walk way is private and does not provide access to the train station. Food delivery and trash will occur from the rear like Cosimo's and Chestnut Hill Coffee. Hours of operation will be 10:30 am to 10 pm seven days a week. There is a typo in the refusal about the third floor; it will be corrected. There are other restaurants on the block. A special exception was needed for Al Dana (now the Breakfast Boutique) for live entertainment.

•Discussion cont: J McCoubrey asked about outside seating. It is planned but not in the front but in the garden area in the rear or possibly to the side near the newsstand. Joyce Lenhardt asked about lighting.

The newsstand lighting is temporary for the Conservancy Night of Lights. There will be no neon in the windows. Steve Gendler noted that the restaurant could help invigorate the street and asked about the sign. It will be similar to the sign on the salon. The HDAC noted that it questioned the scale of the sign and requested dimensions. The sign will be clean and simple and will not be lighted. J Lenhardt asked if the letters would be set off. They will be. She also questioned the scale - lighter letters would be desirable. L McEwen noted that a lighter weight font with letters spaced further apart would be more impactful. The finish on the stone was questioned. S Jain noted that the stone was cleaned but that the materials left the stone with the look of having been painted. He is not happy with the results. L McEwen asked why CMX-3 and 2.5 were cited in the DRC application, as this has no purpose in the application. J Lenhardt suggested that the use variance be limited to the El Limon tenant. In general, the variance goes away if it is not used for a year. Phil Dawson noted that with remapping the use would be legal as of right. S Jain will correct the application; he also noted some problems were due to on-line check boxes. There were no neighbors at this meeting. This should be advertised for the DRC. S Jain noted that he owns many of the nearby properties. The RCO Notification email has not yet been sent to the CHCA or S Jain. This is needed in order to schedule the DRC meeting. He also does not yet have the RCO notification list. It is possible to get the list from the Internet at any time.

•Committee Recommendation: B Wells asked if there were any further comments. There were not. L McEwen moved that the committee recommend support for the project with the conditions that the signage be reviewed, the general language of the refusal be reviewed and that the life of the lease for El Limon limit the variance. S Gendler suggested not tying the variance to a lease; the support should be with the current tenant. These condition should be part of the letter to the ZBA. S Jain accepted the conditions. Anne McNiff noted that the HDAC had asked for a mockup of the sign. This should be shared with DRC. J Lendhardt suggested adding a statement that there be no exterior changes other than the sign. A fourth proviso will be added that there be no changes to the façade except for the sign. There should be proper ventilation for odors. The motion was re-stated:

The committee recommends support for 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 approved.

Sanjiv Jain was thanked.

Committee Business/October Minutes

•The minutes were reviewed. J McCoubrey noted that 8011 Anderson and 30 W Highland were mentioned as being on the agenda for this meeting. Neither was ready to appear. The status of 8201 Shawnee was asked about. There was no update. The condos behind One West have had no recent meeting. There should be a review required. Neighbors are not being kept in the loop. There was a motion to approve the minutes. The motion was seconded and approved.

Adjournment

• There was a shout out to John Landis for his callout for volunteers for the sustainability meeting. The article on LUPZC membership needs to be in by Friday. Celeste Hardester asked if the people noted a potential LUPZC members have been contacted. The regular meeting was adjourned at 9:00 PM.