

# LAND USE, PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of December 5, 2019

## Members Present

|       |                   |       |                                      |
|-------|-------------------|-------|--------------------------------------|
| _____ | Brad Flamm, Chair | _____ | Larry McEwen (recused)               |
| ✓     | Steve Gendler     | _____ | Ned Mitinger                         |
| ✓     | John Landis       | ✓     | Andrew Moroz                         |
| ✓     | Joyce Lenhardt    | ✓     | Bradley Wells                        |
| ✓     | Chris Linn        | _____ | Laura Lucas, Pres, CHCA (ex-officio) |
| ✓     | Jean McCoubrey    | ✓     | Joyce Lenhardt, VP Physical          |

## Others Attending:

Mike Cooley, Provco Group Development

Patricia Cove, HDAC

Brendan Sample, Chestnut Hill *Local*

Celeste Hardester, CHCA

Melissa Nash, recorder

The meeting opened at 8:00pm by Bradley Wells, co-chair.

## **7630 Germantown Avenue**

•Presentation: Mike Cooley of Provco Group presented the preview project. This is not a proposal, which will probably come in early spring. The company wants to renovate the shopping center at the bottom of the Hill. The property is zoned CA-1 and will not change. There are 31 parking spaces, which is the required number. There are 8 bays; the end bay is 2 stories. The overall redesign takes a cue from Iron Hill. Larry McEwen gave a brief overview of what the zoning allows. There is 10,000 sq ft in the footprint. Store spaces are created with simple drywall separation. Most tenants now are on month-to-month leases. The roof of the one story section is 23-1/2' tall. The store fronts are now 9-1/2' tall. It is possible to make that might 12'. The windows are similar to Iron Hill's. The actual tenancy would probably be reduced with some larger spaces. John Landis suggested the facades should be more differentiated. Joyce noted that awnings should have more character. It was also noted that piers/window articulation should be more 3-D. Andrew Moroz stated that the building needs more clarity of expression – is it one building, three buildings or one building with 4 stores. M Cooley notes that the bay structure has not been fully studied. It was suggested that the store activities could spill out into the parking area. A Moroz and B Wells suggested improved landscaping. It was noted that the agreement with the neighbors for the original construct has a number of restrictions on use. There can be no fast food chains and no convenience stores. It was also suggested that the 2 story portion could be echoed with another at the opposite end. Patricia Cove noted that the design guidelines need to be followed. Landscaping can be used to improve the street aesthetic and to screen cars. Piers at the driveway entrances and a directory sign should be considered and carefully designed. The signband on the building is also important. It was noted that when rails to trails is completed, it would be possible that outside gather space would be desired. Lighting in the parking lot should be carefully considered. It was noted that textures and real materials are important.

•Committee Action: No action was needed as this was a very preliminary review.

**Committee Business**

- January Meeting Date: By a show of hands, the committee moved the January meeting from the 2<sup>nd</sup> to the 9<sup>th</sup>.

- Minutes: The August minutes were approved as submitted.

- Parking at Highland Station: It was asked if anyone had knowledge of the full plan for the parking. So far there is more hardscape and less landscape. Is there any planned control of storm water? Who controls the lot?

- Preview projects: A discussion was held about the process of doing pre-review of projects. Can executive session be used? Should there be a time limit? The bylaws should be amended to reflect this practice

**Adjournment**

- The meeting was adjourned at 9:00PM.