

LAND USE, PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of February 3, 2021

Members Present

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| ✓ Jean McCoubrey, Co-chair | ✓ Larry McEwen |
| ✓ Steve Gendler, Co-chair | ✓ Andrew Moroz |
| Jason Friedland | ✓ Camille Peluso |
| ✓ John Landis | Kathi Clayton, President CHCA (ex-officio) |
| ✓ Joyce Lenhardt | ✓ Joyce Lenhardt, VP Physical (Interim) |
| ✓ Chris Linn | |

Others Attending:

Greg Thiel, owner 14 Laughlin Lane
Bill O'Brien, attorney 14 Laughlin Lane
Elizabeth Wright
Greg Lattanzi
Craig Schelter
Tony Banks
Celeste Hardester, Development Review Facilitator
Anne McNiff, Executive Director CHCA
Melissa Nash, recorder

The meeting was opened at 8:03 pm by Jean McCoubrey, co-chair. This meeting was conducted remotely using Zoom. A motion was made to approve the January minutes. The sentence about the pre-review process needs to be corrected. It was suggested that the street address for the Mermaid Lane project be added. It should also be clarified that the Planning Board was the reference for project reviews. The minutes were approved with the noted corrections. The agenda includes consideration of the variance for 14 Laughlin and committee business.

14 Laughlin Lane

•Presentation: Bill O'Brien presented the project. The original structure is the stucco portion to the rear. Additions have been made to the front (street side). The project is to add a dining room on the rear with the dimensions 16'-8" by 12'. The variance is needed due to rear yard setback. The required is 30'; the proposed is 15'. The existing house is non-conforming. The kitchen was renovated, necessitating an added dining space. Photos were shown. 8820 Germantown and 113 W. Germantown Avenue are in the rear yard. The single large tree in the rear will not be disturbed. The room was placed at the rear rather than the side to protect another tree. Floor plans were shown. The room will have a gable roof, which will be shallow to avoid a second floor window. There are no windows on the rear of the addition.

•Discussion: Camille Peluso asked about the heritage tree. It will not be impacted. Joyce Lenhardt asked if the width of the addition corresponds to the width of the second floor bay. It does. John Landis asked about the roof material. It has not been decided but the main roof is slate. The addition could have slate or a harmonious asphalt roof. Questions about the slope required for slate were

asked. J McCoubrey asked if the windows on the sides matched the windows on the main house. The side windows will match with a picture type window between. She also asked about a door to the outside. There will be no door but there is one very near in the kitchen. Andrew Moroz asked about the site plan. There is a large open area of property that could accommodate a dining room without the need for a variance. The desire was to build adjacent to the kitchen. J McCoubrey asked about other options to re-configure the plan. Due diligence should be shown that alternate locations were explored. A Moroz noted there could be a nice dining room in a non-variance plan. J Landis noted that problems should be avoided. The Thiels have letters of support from contiguous neighbors. The rear yard of 8822 Germantown has 2 small structures with a fire pit between. J Landis asked about the new windows. They will not be the same as the existing but will have divided lights. The existing windows will not be reused. J Landis suggested getting with the architect to work on materials and windows. It was suggested that real divided lights be used. J McCoubrey asked about the Wissahickon Watershed status. The house is in a no limit area. The structure is within the allowable coverage. The project was recently presented to the HDAC, which supported it with 2 provisos: windows should complement the existing and the roof should be slate or metal. If true slate is not used, the artificial slate should match the existing. L McEwen suggested the roof be a hip roof like the existing roof. Cues should be taken from the existing. The metal roof would be acceptable with a color to coordinate with the existing. The configuration of the interior of the roof will be open, which could make the hip roof more difficult. J McCoubrey asked about storm water management. The new space will be tied to the existing underground system, which discharges to the street. This has been okayed by the Water Department and the steep slope check has been done. J Lenhardt observed that the drawings do not match the photographs; this was especially true of the rear elevation. The dormer spacing is incorrect. The accuracy of representing the opening between the kitchen and dining room was also questioned.

- Committee Action: Questions were raised about materials and accuracy of the representations need to be addressed. The overall project should be revisited and possibly reorganize to eliminate the need for a variance. It was suggested that a more complete site plan is needed. A planning study of the interior was suggested to evaluate the need for the variance was suggested. It was noted that a design formula places the kitchen on the east and dining on the west. There will be no action on the project at this meeting. The suggestions should be incorporated and the project should be re-presented on March 3. Greater accuracy in present the design is needed. The ZBA hearing is March 30 and the Board meeting is March 24, so there is time.

Committee Business

- Additional Minutes Correction: C Peluso asked to refer back to the January minutes regarding the goals of the LUPZC. She did not say “try to keep Chestnut Hill as is.” She asked about the goals and aspirations going forward. Her intention in the minutes needs to be clarified. C Hardester noted the minutes should reflect what was said rather than what was meant. It was moved to accept the modification. The motion was seconded and approved

- New Co-chair: Chris Linn was approved by the Board and will be the new LUPZC co-chair, replacing Jean McCoubrey.

- A Moment for Ned Mitinger: J McCoubrey noted that Ned Mitinger will be missed after his many years on the committee as well as other CHCA activities. J Landis suggested a memorial for Ned

such as a bench at the corner park below his house (corner of Germantown Avenue and Cresheim Valley Drive). It was suggested there are also trees available for dedication. This would happen in the spring or fall. This discussion will be continued.

•Committee Guidelines: The guidelines should be re-formatted and edited to match the CHCA Charter formats. The Board has been suggested that there be term limits. Regarding membership, Ned's seat needs to be filled. A landscape architect is desired. Members have unique requirements, which could affect the use of term limits. J McCoubrey noted that she has served a board that had a 3 year term limit with an extension that is followed by a break. The seat could then be resumed. A non-voting zoning attorney as a 13th seat is also needed. C Peluso asked about the requirement that members live, work or own property in Chestnut Hill. Working in Chestnut Hill does not seem important. It is not a strong tie. J Lenhardt noted that was in the guidelines in the past included own a business and should be continued. CHCA membership is needed. J McCoubrey asked how suggestions would be incorporated. She also noted there is no hard deadline. She asked everyone to re-read the guidelines. A Moroz has sent his guideline revisions to J McCoubrey. The CHCA Charter project is a very broad project. Meeting procedures need to be reviewed. It was suggested that this start with the DRC. The Board is working on tightening conflict of interest policies. Anne McNiff stated that a subcommittee is working on this. The results will be distributed to the standing committees for comments and feedback. J Lenhardt noted that she attends the meetings. A McNiff will let the committee know when the meeting occurs – it should be the February 16 or 17. Committee members need to be members of the CHCA.

•Project Pre-reviews: Steve Gendler will get more information on the South of South Street Neighborhood Association (SOSNA) program for pre-reviews. He believes it is a conceptual discussion. It needs to be decided where the pre-review resides with DRC or LUPZC. A Moroz suggested DRC would keep the discussion on broader topics. J McCoubrey noted that DRC includes all of Chestnut Hill. C Peluso noted that preliminary reviews are not viewed as transparent. S Gendler noted that some developers would not participate in a public meeting. L McEwen noted that some confidentiality is needed. Celeste Hardester noted that all DRC members are qualified for this task. A Moroz noted the procedure is to avoid having the community and developers being blindsided. S Gendler noted the SOSNA is a workgroup that includes zoning, ARC and interested members and meets as needed. J Lenhardt stated that the DRC/LUPZC has done pre-reviews. J Landis suggested that chairs of various committees including DRC, LUPZC and HDAC could be the reviewers. There should be a size threshold. This is not for small projects. Staff members should be included. The pre-review would be requested by the applicant. Too many reviewers could scare the developer. Some perception is predetermined. C Hardester noted there are varied processes, many confidential and not viewed as suspicious. A McNiff noted that all DRC and LUPZC meetings are open to the public and the press. This could be a problem for some as confidentiality is sacred. A Moroz noted that loss of confidence is a problem. C Hardester noted that people found out about the pre-review with 10 Bethlehem Pike and the public felt betrayed. The committees have lost the confidence of the community. J Landis noted that 10 Bethlehem Pike and 102 E Mermaid were outside developers who did not understand the process. They presented projects not programs. C Peluso noted that this was thoughtful. A McNiff noted that there will be a problem with developers. Meetings would be at the discretion of the committee. A Moroz noted that the community and its history are important.

- New Member: A Moroz introduced Greg Lattanzi as a potential member to fill a non-architectural position. He is an archaeologist and historian and is involved in preservation.

Adjournment

- The meeting was adjourned at 9:20 PM.