

# LAND USE, PLANNING AND ZONING COMMITTEE

*Minutes of the Meeting of February 4, 2021*

## Members Present

<u>✓</u>	Jean McCoubrey, Co-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
<u>✓</u>	Chris Linn		Kathi Clayton, Pres, CHCA (ex-officio)
		<u>✓</u>	Tony Banks, VP Physical (interim)

## Others Attending:

Henry O'Reilly, owner 30 W. Highland  
Larry McEwen, architect 30 W. Highland  
Melissa Degenhardt, community member  
Sam Blake  
Diane Fisk, *Inquirer/CH Local*  
Anne Mc Niff, Executive Director CHCA  
Celeste Hardester, Development Review Facilitator (arrived late)  
Melissa Nash, recorder

The meeting was opened at 8:09 pm by Jean McCoubrey, co-chair. This meeting was conducted remotely using Zoom. There were no action items. The agenda includes minutes approval, protocols for executive sessions, a report on the January CHDPG and 30 W. Highland (pending project).

## **Committee Business**

- Minutes: The minutes were read. It was moved that the minutes be accepted with the noted typo corrections. The motion was seconded, and the minutes were approved.
- Executive Sessions: Concerns were how to record the executive sessions and how to distribute the minutes of them. Roberts Rules states that executive session minutes should be approved in executive session. There should be a discussion with DRC about the mode of distribution. It was suggested that there be no minutes for executive sessions. Joyce Lenhardt stated the committee should set its own policy for executive sessions. It was also felt that this could be an argument to not have executive sessions.
- 30 W. Highland Update: The refusal for 30 West was not received in time to have it heard at this meeting. It is actually too late to have it published twice in the local before the DRC on February 16. J McCoubrey noted that the project does not yet have a ZBA date. While it was felt that the ZBA would probably not process the application quickly, waiting for the March DRC might cause delays if the ZBA did act quickly. While there was some opposition for having a special LUPZC meeting, it was suggested that 30 West had been delayed through no fault of the parties involved. Anne McNiff suggested that one notification in the Local, followed by a community email blast should satisfy the requirement for 2 notices. J McCoubrey suggested speaking to HDAC about availability to review the project as well. L McEwen and Henry O'Reilly were open for scheduling. Suggested dates were February 11 or February 15. The committee was leaning toward February 11. The meeting would be

announced once in the *Local* and then A McNiff will handle the second notification via an email blast. J Landis's article for the *Local* should be paused for the time being.

- New Committee Members: L McEwen discussed need for new members with the Board. Tony Banks has indicated interest in joining the committee. L McEwen has temporarily stepped down as VP Physical. Tony Banks has volunteered to step in. He will also be considered for membership and will submit a resume. The committee is still in the market for an attorney member. Steve Gendler has a friend who is an insurance attorney and has expressed interest in the committee.

- January CHDPG: J Landis stated that the group has identified 2 action items. The first is water quality and runoff studies to the Wissahickon. Existing data needs to be checked and possibly more study is needed as the last study was done 15 years ago. Ann Ruffian Titman is leading this item. The other is writing a mission statement for the Lower Germantown Avenue Remapping Taskforce. Properties in this area should be studied to assess use of first floors for residential. In CA and CMX, residential is not allowed on first floors. The City recommended using a special exception to accomplishment. This is easier than obtaining variances. Parcels should be identified. The City supports this action. T Banks noted that this would be easier to return to the original zoning when needed. The area included is Abington to Cresheim Valley. 102 E Mermaid and the old Trolley Car development sites were mentioned. The next meeting is February 18.

- Meeting Checklist update: J McCoubrey has edited the checklist; she will distribute it for review by committee members. A brief discussion of compressed timelines for review followed. This should be discussed at the DRC. C Hardester noted that a copy of the ZBA appeal should be attached to the CHCA application.

- Convert Single Family to Multifamily Residential: C Hardester has had an Inquiry by a local resident about the concept of converting single resident properties into multifamily housing. She felt this was actually a better topic for DRC. There has been no response from the person regarding a meeting. J Lenhardt suggested the LUPZC handle this due to the committee's expertise; the HDAC should be invited also. It was suggested that this would be a matter determined by the proposal rather than a general policy. This would involve no subdivision. Each property is unique as would be the solutions. This would increase density.

### **Adjournment**

- The meeting was adjourned at 9:11 PM.

