

LAND USE, PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of February 6, 2020

Members Present

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

Others Attending:

Ralph Hirschorn, owner 9509 Wheelpump
Steve Bonitatibus, architect for 9509 Wheelpump
Jake Orozco, partner in Chestnut Hill Dentistry 10 W Gravers
Mike Gumbel, attorney for 10 W. Gravers
A neighbor of 10 W. Gravers
Pete Mazzacarro, Chestnut Hill *Local*
Celeste Hardester, CHCA
Melissa Nash, recorder

The meeting opened at 8:02pm by Bradley Flamm, co-chair.

9509 Wheelpump Garage

•Presentation: Architect for this project Steve Bonitatibus presented the project. Ralph Hirschorn would like to build a 2 story detached garage. The property fronts on Wheelpump and runs through to Stenton. The garage will be entered from Stenton. The refusal is based on steep slope disturbance. The slope in question was created when the house was built in the late 40s. Currently there is a driveway with a turn around. The garage will be located in the turnaround. It will be 3' from the rear yard setback. No trees will be disturbed. The materials will mimic the house, which does have a garage that is barely usable. Storm water will use existing drains. There is no loft in the garage; it would be difficult to make it livable. There will be electricity but no plumbing.

•Committee Comments: It was asked if neighbors have been notified. They have; proof of mailing was presented.

•Committee Action: It was moved that the committee support the request for a variance for the project as shown. The motion was seconded and approved. The project should return to the DRC and then to the Board.

10 W. Gravers Dental Practice

•Presentation: (This project is being seen for the first time - rescheduled from DRC) Mike Gumbel, attorney for the project presented. His clients have purchased the old Post office and wish to move their dental practice into this building. The practice is currently located in the Top of the Hill Plaza. A special exception is needed as a medical practice with more than one practitioner is not allowed. Six years ago, the practice went through this with the need for the same exception. The dental practice will have 2 dentists and 8 staff, some of who live close. There is no weekend work. Hours are 11-7 on

alternate Mondays and 8-5 Tu-F. A parking plan calls for the renting of 4 parking spaces in the adjoining orange lot. Many patient visits are quick. The space will accommodate 8 patients max. When both dentists are in the office, they drive together. The dentists are leaving their current space due to problems with the landlord and lease renewal. Dr. Orozco is a member of the CHBA. There are no plans for the existing astroturfed area, formerly a play area. An exhaust is not needed. The lab is already made and will be moved to the building or use existing equipment from the previous occupants. Jean McCoubrey asked about operational procedures including medical waste, lab pickups, waste bins. There is a trash area in the building. These collections are small. J McCoubrey also asked about dismantling the play area. The doctors have asked to the Parking Foundation; there is not a great demand in the orange lot. In the current location there were to be 6 spaces available for the practice but they were rarely available as people paid no attention to signs. The busiest times are 2:30 to 5; 10-2 is slow. J McCoubrey asked about the handicap ramp. There is a design for the ramp. Joyce Lenhardt stated the project should present the ramp design at the next DRC on March 17. ZBA hearing is March 18.

- Committee Comments: The project's Signage was questioned. The sign is not done yet. It is anticipated that the current tooth logo with business name is planned for a flat sign where the current sign is located. It was suggested that the project be reviewed by Streetscape on March 4. The next Board meeting is on February 28. A question was asked about build out. Plumbing should be easy as there is a basement. They have submitted for a construction permit. The next DRC is February 18 and the March meeting is March 17. It was suggested that the Board be asked to consider contingent review based on meetings with Streetscape and HADC.

- Community Action: It was moved that the committee recommend the project for a special exception with the conditions that ramp design and signage be reviewed at the February 18 DRC meeting. It was suggested that renting spaces in the orange lot be added to the conditions. The motion was re-stated with the four conditions: the parking plan will be a part of the letter, hours will be as stated with the exception of emergencies, the ramp design, including materials, dimensions and railing, will be presented and approved at the DRC, and signage will not be installed until reviewed and approved by Streetscape. Dr. Orozco stated that he does not feel welcomed to the community. L McEwen explained how the process is supposed to review in the community's interests. B Flamm noted that there was no process to follow for hours review. J Lenhardt stated the hours could be stated in a proviso. It was asked if another dentist could be added. The impact of a business must be considered. Ned Mitinger seconded the motion. Steve Gendler suggested anticipating additional hours so the business is not backed into a corner. Daily hours could be stated as extending to 6pm; the dentist would not need to go that late. There was a long discussion of hours. It was suggested that the motion be amended to read every Monday 11 to 7, Tuesday through Friday 8:30 to 5:30. This change was accepted and the motion passed.

Committee Business

- Minutes: The December minutes were approved as submitted. The January minutes need a re-write to the section on co-chairs. With that correction, the minutes were approved

- Potential New Committee Member: Denise Chapline was introduced as a potential member. She has a background in real estate including community development, and mixed use development. She and her husband also own Chestnut Hill Audio. It was agreed that her candidacy be forwarded to the Board. A resume is needed.

Adjournment

- The meeting was adjourned at 10:00PM.

