

LAND USE, PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of June 2, 2022

Members Present

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| ✓ Steve Gendler, Co-chair | ✓ Joyce Lenhardt |
| ✓ Chris Linn, Co-chair | ✓ Jean McCoubrey |
| ✓ Jan Albaum | ✓ Andrew Moroz |
| Rob Fleming | ✓ Camille Peluso |
| Jason Friedland | ✓ Craig Schelter |
| ✓ John Landis | |
| ✓ Greg Lattanzi | ✓ Kathi Clayton, President CHCA (ex-officio) |
| | ✓ Larry McEwen, VP Physical CHCA |

Others Attending:

Bill Valerio, Woodmere Museum
Le Xie, Matthew Baird Architects
Nicole Reamey, Matthew Baird Architects
Teresa Bell, Matthew Baird Architects
Yolanda Oliver-Commey, Pennoni
Darren Damone, Andropogon
Altje Macy, Meliora Civil Engineer
David Gest, attorney Ballard Spahr
Devon Beverly, attorney Ballard Spahr
Mark Di Monte, Meliora
Jeff Krieger, local architect Woodmere
Amanda and Arthur De Bruc, 89 Bethlehem Pike Café
Jesse Terry, neighbor 89 Bethlehem pike
Richard Bartholomew, HDAC
Matt Millan, HDAC
Miles Orvell, HDAC
Debra Popky, HDAC
Bill O'Keefe, HDAC
Patricia Cove, HDAC
Shirley Hanson, HDAC
Melissa Degenhardt
Susan Swartz
Joe Chrostowski
Celeste Hardester, Development Review Facilitator
Anne McNiff, Executive Director CHCA
Melissa Nash, recorder

The meeting was opened at 8:02 pm by Steve Gendler, co-chair. This meeting was conducted remotely using Zoom. 8330 Millman is returning to this LUPZC/HDAC combined meeting to

review the progress made by the owner, neighbor and subcommittee. A café at 89 Bethlehem Pike is also on the agenda.

9101 Germantown Avenue Woodmere

• Presentation: Jeff Krieger introduced the team and the project. The property was for sale and neighbors were concerned about a new development. Woodmere stepped in and purchased the property. The use as a museum is the highest and best use of the site. The property has over 4 acres. There is a large team including attorneys, the museum, landscape architects, civil engineers architects and traffic engineers. David Gest of Ballard Spahr presented the refusals. There is a use refusal that institutional use is not allowed in a residential district. There is also a variance needed to have a second building (the auditorium) on the site. There is a third variance needed for steep slope disturbance. Bill Valerio of Woodmere showed that the wraparound porch would be restored. This new part of the museum would continue Woodmere's mission of American Art. The new building would be used for special exhibits, 20th century, a children's studio art studio, and auditorium and café. There will be preservation of green space and the building. Darren Damone of Andropogon overviewed the existing site. The site and the building will be preserved including trees. It will be tied to the existing museum and the Wissahickon. Challenges to the project include the aging infrastructure, tree health, pedestrian access, the abrupt visitor drop off, parking needs and steep slopes. Planned responses are improved parking, sensitivity to neighbors, open space improvement and addition of trees, incorporation of native species, storm water management. Some of the lawn will become meadow. The existing curb cuts will be maintained. The rear of the site will include parking, delivery and loading. Pedestrians will arrive on a lawn terrace into an arrival plaza. There will be a children's courtyard and 2 pedestrian entrances. Mark DiMonte of Meliora Civil Engineering noted that storm water will be retained on the site; runoff will be captured by 2 systems. There will be a rain garden near the parking lot. There will be a detention bed under the upper drive. The meadow will help with runoff containment. The goal is reduced runoff and to reduce the overflow that reaches the sewer system. Nicole Reamey, Teresa Ball and Le Xie represented Matthew Baird Architect. N Reamey stated that the porch will be restored as an open porch. An entry plaza will be created with a fountain seating and an ADA ramp. At the rear of the building a café (glass box) will be built as a minimalist structure, contrasting with the building and overlooking the landscape. There will be a loading dock under the café. There will be an elevator holding the pieces together. A partially sunken auditorium will be built, separated by a garden from the main building. It will host lectures, films and will serve as a classroom. It will have a green roof. D Gest noted the steep slope variance. Mark DiMonte stated that the steep slope under the café will be an open space. It is not a natural steep slope. There will be a minimal disturbance, although it will be disturbed during construction. A second steep slope change will be the removal of a small drainage pipe that has caused erosion. The area will be stabilized. It was noted that the auditorium footprint may change as it is developed.

•Committee Questions/Comments: S Gendler asked if the auditorium would have bathrooms and how many seats the auditorium would have. The auditorium will seat 85 and will have bathrooms. P Cove asked for the location of the auditorium on the plan, which was shown. It will have a green roof. C Linn asked about the trigger for steep slopes. Any disturbance is the trigger. Matt Millan asked about planting on the steep slope. There will be plantings. Bill O'Keefe asked about the café hours. B Valerio stated it will be open to 10 PM but this is not a final decision. The museum will follow the law and be good neighbors. Camile Peluso asked about the retaining wall for the café. It

will be a new wall. The existing stone wall will be demolished and rebuilt further out from its current location. It will be 12' tall and will screen the loading dock from the meadow. Plantings are not shown. D Damone added that the wall will mitigate the view of the loading dock and there will be stairs from the café to the landscape. J Landis stated that he likes the improvements but would like to see a pedestrian entrance at the corner of the property as more convenient as the proposed away from the corner is not a strong connection. . This has not been done due to steep slopes at the corner. B Valerio added that new pedestrian access will be built at the existing site near the corner. B O'Keefe asked if the existing edges would be removed. The hedges will be retained. Miles Orvell asked how the 2 properties would be related. There will be new pedestrian pathways. There will be some new signage Sculptures by the same artist on the corners will relate the sites. P Cove asked about the loss of original features by the elevator N Reamey noted the porch will be restored. A bay window on the rear will be lost in connecting the elevator to the building. The porch is a priority. The existing stair to the lawn will be replaced by a new one. The elevator responds to the roof and does not remove dormers. The "no left turn" sign onto Germantown Avenue was questioned. This will not be changed. The left turn is dangerous. Regarding the locations of the loading dock and the elevation, B Valerio noted that they need to be connected. The selected corner does this. P Cove asked about interior work. The interior will be restored as much as possible. Large rooms have been divided; they will be opened back up. J McCoubrey asked if there will be an event use with outside use. There will be small parties, but not weddings. She also asked where groups would park. School busses will park in the loading dock area. She asked about the mechanicals and noise. There will be one or two units, which will be concealed and shielded. M Millan asked about the connection to the auditorium. The museum and the auditorium are connected through gardens. There is no direct connection or tunnel. There are 60 parking space planned. The number is appropriate. The City requires 16. Randy Williams asked if there is an exit onto Germantown Avenue. The entrance drive is two ways but there is no left turn allowed. C Linn noted the neighbors seem enthused but asked if there were concerns. D Best noted no serious concerns so far. P Cove asked about support letters. B Valerio noted there have been letters and contributions. There has been some concern about seeing the loading dock. Plantings will screen. P Cove noted that neighbor non-support is a serious problem. Devon Beverly noted that there have been questions about storm water. When they have the list of neighbors to be notified, it will be done. There is interest in hearing neighbor reactions. M Orvell asked if the café will be visible from the front. It will not be visible. The old will be restored; the new is presented as new. M Millan asked that additional photos of the building be shown to help evaluate the changed. He also asked about using geothermal. This has been considered. Susan Swartz asked if the variance would be a problem. The ZBA appointment will probably be at the end of the summer. The museum hopes to have strong community support. S Gendler asked about Historic Commission response. The building is not designated so no Historic Commission review is needed. B Valerio noted that he feels support from all.

•LUPZC Committee Action: S Gendler moved that the LUPZC support the application for variances as shown in the design presented in conceptual form. The development of the interior should be presented as it is developed before construction documents are obtained. Letters from neighbors should be presented when available. The motion was seconded by C Peluso. It was suggested that there should be a notation of responses received. It was suggested that more photos are needed of the existing building and that a site plan relating the two sites be shown at the DRC meeting. The motion was passed by the LUPZC.

•HDAC Committee Action: P Cove asked for comments, then the motion. There were no further comments. Debra Popky moved that the HDAC accept the motion as proposed by the LUPZC. The motion was read. It was seconded and was voted unanimously to approve. The DRC meeting will be on June 24.

89 Bethlehem Pike Café

•Presentation: The project was presented by the business owners, Amanda and Arthur De Bruc. They plan to open a French café on the site. A variance is needed as the outside cooler intrudes into the rear yard setback. They presented the menu and other information for Martine's Café. They have met all the near neighbors and have further developed the plan since the DRC meeting. The zoning is RSA3/CMX2. The area is 1609 sq ft on the main floor. There is also a basement with the main food prep. There will be 20 seats inside Photos of the existing were shown. They will serve breakfast, brunch and lunch. Hours may be 8 am and 5 pm. There are no late hours planned and no loud music. There will be around 10 full and part time employees. There will be outdoor dining delineated with planters. The De Brucs previously had a café in Savannah. The walk-in cooler allows the restaurant to have fewer deliveries. It will be accessed once or twice a day to replenish indoor supplies. . The cooler is small and the condenser is like an AC unit. It does not run all the time. The cooler itself is about the same height as the fence. Code requires 9' of rear yard. There will be only 3'. The ZBA appointment is July 13. Letters were sent to 38 addresses on the list on May 17. They went door-to-door to talk to near neighbors. There were no concerns for 11 neighbors. Most were enthusiastic. The fence can have a lattice added to the top for further block the view of the walk in. They have spent time with the immediate neighbor, Jesse Terry. They visited the Night Kitchen to view and hear its outside coolers. There are 2 coolers, which are much larger and much older than the one planned for this cafe.

•Committee Questions/Comments: It was stated that the extra info presented is appreciated. P Cove asked if the De Brucs have consulted the Germantown Avenue guidelines. They have not but are working with Hillary Anne Richard about signage and awnings. J McCoubrey asked if the property is owned by Bowman. It is. She also asked about its accessibility. They are exploring making it accessible. B O'Keefe asked about the cooler sitting on a concrete pad. This is needed to level the unit. J Landis complemented the presentation; he asked about the walk-in being so close to the property line and asked if it can be relocated. It has been stated that the condenser is not noisier than an HVAC unit. This needs to be defined. J Landis suggested the cooler supplier be asked for the decibel levels. He asked if the outdoor seating could be relocated. J Lenhardt asked about alternatives to the outside cooler, possibly in the basement. She also asked if the outdoor seating could be moved closer to the street. This is not possible as the vehicle driveway is very close to the building. There is parking and moving traffic. M Millan noted the curb cut is near the building. He also asked about employee parking. Some can park in the lot. Jesse Terry, the adjoining neighbor, stated he is thrilled about the café. A bedroom and the kitchen windows are closest to the property. The noise is no problem in the summer and winter. In spring and fall, windows are open. The 64 dB of the compressors and the noise of dumpster loading are concerns. The fence location was shown. S Gendler asked if the vehicle entrance/exit patterns could be changed. The landlord should be asked. The café will have a small dumpster bin that will be rolled to Bethlehem Pike. He also asked if the existing HVAC would be adequate. It should be as the previous tenant was a gym. Arthur De Bruc noted that both compressors would be used less in the winter property. J Krieger noted that he owns a vacant property at 38 E Chestnut Hill Avenue and did not receive a letter. Letters were sent

to the address of the properties. Owner information is not supplied. J Krieger also asked if a lower height unit could be used. One has not been found. C Linn suggested locating a smaller unit to look at and listen to. J Albaum suggested that the manufacturer/supplier may be able to supply a location. M Millan noted that the compressor could be screened.

- LUPZC Action: J Landis moved that the committee support the project with the proviso that an acoustic engineer be consulted to try to reduce noise output from the cooler compressor. In addition, the landlord should be consulted regarding alternate locations for the cooler. The motion was seconded and approved unanimously.

- HDAC Action: M Millan moved that the HDAC vote on the same motion. This was seconded but a vote was not taken as there was not a quorum present. The HDAC will act on its motion outside of this meeting.

Committee Business

- Minutes: It was moved that the minutes for March and May be approved. The motion was seconded the motion was amended to include that the approval was subject to later revision. With that amendment, the minutes were approved.

- 8330 Millman Update: The project was scheduled for the ZBA on June 1. The project was presented late. The ZBA continued the presentation to an unannounced date due to the length of the hearings that day.

Adjournment

- The meeting was adjourned at 10:34 PM