

LAND USE, PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of June 4, 2020

This the third LUPZC meeting conducted virtually via Zoom

Members Present

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

Others Attending:

Anne Mc Niff, Executive Director CHCA
Celeste Hardester, CHCA Development Review Facilitator
Melissa Nash, recorder

The meeting opened at 8:03 pm by Bradley Wells, co-chair. This meeting was conducted remotely using Zoom. There were no action items

East Mermaid Lane (former Blossom site)

•Background: An agreement for site development was made with Marriott in 1991. The project was to have been a 4 story assisted living facility. It would have been located on the portion of the site called "Parcel A," now occupied by the new Chestnut Hill Meeting House. The old Meeting House annex is not included in the plans of current developers. The site in question is "Parcel B," which includes the brick building with the canopy. The site is 179,000 sq ft, about 4 acres. OPA says the improved area of the site is 100,000 sq ft with coverage of 55%±. There is a barrier-free playground in the rear of the site on Fairmont Park land. The playground was established as neighborhood accessible. Jean McCoubrey said that she was told that arrangements were needed to use the playground. Brad Wells asked if the public could access the playground through the property. It can. Anne McNiff noted that the site has been fenced to block dumping. The site is zoned RSA3 - single family residential which allows 50% coverage and has 8' side yards, 20' rear yards and 8' front yards. The Marriott agreement was never finalized or recorded. It might be better to use zoning rather than the agreement for this project. Joyce Lenhardt stated that the Marriott agreement covered both "Parcels A & B", now it seems to be all on "Parcel B". It was asked if the agreement would be null and void now.

•Discussion: J McCoubrey noted that we need to see what is being planned before using the old agreement. It may not be needed. Larry McEwen asked what the problem with multi-family was. J Lenhardt noted the consideration was use vs coverage; use is more important. Celeste Hardester stated that 30 to 60 units could be built. The Goldenberg Group owns the site as Mermaid East Associates. A McNiff noted that more time would be needed for project review after the proposed developments at the Lutheran Seminary Meeting and the upcoming Trolley Car Diner site. People should keep their antennae up for news about these developments. The Goldenberg Group has indicated that they may be ready to present July. J Landis suggested letting the Goldenberg Group know that the committee is concerned about impact, design, fit, traffic, parking, open space, densities. L McEwen added use. A McNiff noted that as the neighbors are interested they should be invited. J Lenhardt suggested that this

not be an executive session. Neighbors should speak last. There would be no prior DRC. B Wells asked if there were any other stakeholders. Chestnut Hill Friends is another party, as is Fairmont Park. The status of the playground needs to be clarified. C Hardester should renew contact with the Goldenberg Group. Jean McCoubrey asked that everyone visit the site before the next meeting

Committee Business

- Minutes: The minutes for May were reviewed. It was moved that they be accepted as presented. The motion was seconded. It was noted that there were some corrections of name spellings were needed. With those corrections noted, the minutes were approved.

- Revised Guidelines: The revised guidelines were approved at the April 28 Board meeting.

- Documents/Studies: J McCoubrey has assembled a list of documents/studies for Chestnut Hill. There have been many since 1982. Some studies were abandoned. Some were carried out. Some were used to secure grant money. It also represents efforts for organizations to collaborate. It was suggested that each committee member select a few documents to review for relevance in the next month. John Landis suggested that the Planning Commission do a Lower Germantown/Chestnut Hill zoning study. There are vacancies in retail south of Hartwell, which may be an indication that the mix should be altered. There may be a need for more residential and less retail. The sites need to be prioritized. General studies may have usable information. Partnerships with city agencies should be explored. L McEwen noted that the shopping center in the lower Hill was an updating, not really a redevelopment. John Landis suggested that A McNiff ask Phil Dawson about contacting Planning regarding a lower Germantown Avenue development/planning (repurposing) study. There is a requirement for retail on the ground floor. How much retail is needed? New residential developments need to be included. Some other issues are the Water Tower, tree planting, and storm water management. Some may be out of the committee's hands. Noting the need to become more familiar with the existing studies, Joyce Lenhardt asked about availability of documents electronically. There is a mixture of availability format. J McCoubrey has some in pdf formats. Others are publically available. B Wells noted that this slower time could be valuable to build institutional memory. The committee has tried to revise the Germantown Avenue Guidelines from time to time. If J McCoubrey can find any of these documents in electronic form, will members read them? Some documents could be used as a basis for overlay information. Montco has a bicycle map with ease of use ratings for the entire county. Chris Linn is a member of DVRPC, which has grants for accessibility studies. He could be contacted about the availability of these grants. C Hardester asked about the status the Chestnut Hill District Planning Group (formed to respond to Planning Commission about rezoning) progress. J Landis could arrange for a person to talk to the group about urban design principles. The group is not actively functioning at the moment but could be restarted. The group has broad representation for the community. Larry noted the lower hill as gateway to the community. J Landis noted that Chestnut Hill should be the client for studies not the studier. Some other studies may be available from other groups.

- Community Needs: While this topic was not fully explored at this meeting, J Lenhardt spoke about the need to address senior living.

- Street Trees: J Landis noted that there are dead trees on the Avenue. A McNiff stated that replacing trees is on on-going effort. PHS has a city tree map - the urban forest cloud. J McCoubrey will look into it. Parks and Rec has oversight for street trees. Germantown Avenue trees need city approval. Residential trees are planted twice a year.

Adjournment

•If the Goldenberg Group will come to the LUPZC in July 2, the committee will definitely meet. J McCoubrey asked if there will be a meeting if they don't come. The meeting was adjourned at 9:40 PM.