

LAND USE, PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of July 1, 2021

Members Present

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

Others Attending:

Dan Kelly, Grey Star Professional Management 7715 Crittenden

Rhett Chiliberti, Engineer and Project Manager 7715 Crittenden

Tim Geitz, architect 7715 Crittenden

Joe Linsky, landscaping 7715 Crittenden

Jared Klein, attorney 7715 Crittenden

Other support persons 7715 Crittenden

Other community members

Diane Fiske, CH *Local* and *Inquirer*

Walter McGuire, CH *Local*

Celeste Hardester, Development Review Facilitator

Anne Mc Niff, 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. Committee intros were made. 8201 Townhouse, which was on the agenda, has been moved to August 5. 7715 Crittenden is the only action item in the agenda. Representatives from 7715 introduced themselves.

Minutes June

•The minutes from June 3 were introduced It was moved to approve the minutes as presented. The motion was seconded and approved. .

7715 Crittenden

•Presentation: Dan Kelly introduced the project briefly and passed the description on to Rhett Chiliberti. The apartment complex is zoned RM2 and the refusal is for an FAR of 90% that exceeds the maximum allowed of 70%. The existing clubhouse is also at 90%. The site is well sheltered from the street. The project included removal of the existing club house, hot tub and equipment sheds. A new club house will be built. A new fire pit, equipment building and grilling pergolas will be installed. Some paving will be redone. Tim Geitz, the architect for the project, described the existing building, which has men's and women's restrooms and changing rooms, low ceilings and equipment storage, and mechanical equipment. It is not ADA compliant. It has a hipped roof small sheds, a hot tub and a pergola. The exterior is brick with small windows and simple landscaping. The new structure will occupy the same footprint. There will be some new walkways, covered decks, and 2 grill areas. The first floor will have an entry lobby, a small kitchen, some mechanical equipment, restrooms and an ADA lift. There will be multiple entries. The second floor will have a club room and open decks. The enclosed area will be 1145 sq ft without the stairs and 1335 sq ft with the stairs. The third floor is a

mezzanine loft which will include mechanicals. The roof will be similar. Windows will be larger. The average height of the building will be 28' – 9-1/2". The apartment buildings are 38' and 40' tall. There will be lots of glass on the pool side. The base will be solid and will include Wissahickon schist. Ceilings will be higher. The mechanical house will also have a stone base. Colors will be similar to the leasing office. The building materials will include articulated shingles, stone, storefront windows, stucco and brick, trex decking, metal canopy structures and cable/wire railings. Three D views of the building and area were shown. Joe Linsky presented the landscaping. New plantings will include pears, boxwoods, and roses. The lawn area is small. There will be pockets of boxwoods along the fence and floral plantings in the front of the building. Steve Gendler asked about hardscaping updating. Part of the deck will be replaced with a poured concrete deck with a brushed finish. There will be some pavers in 24" x 36" size. S Gendler asked about pervious covering. There will be none; the goal was to not increase impervious coverage. J Linsky showed illustrations of the plantings and fixtures. He noted that at the previous meeting, the intention to retain a large heritage street tree was made. Further examination shows the tree would be adversely affected and it will need to be removed. It will be replaced by a suitable number of trees of the required caliper.

•Committee Discussion: S Gendler asked about the structure at the corners of the large windows. T Geitz stated that the building has a steel frame. J McCoubrey noted her appreciation for the use of schist and that she likes the stucco stone combination. She asked about the change in height. The existing building is 17'-10" and the new will be 28'-9" J McCoubrey also suggested that local tree experts could provide guidance for the tree replacement. She also asked about the landscaping maintenance plan for Chestnut Hill Village. J Linsky stated there is an on-going replacement and maintenance program. They are trying to preserve trees. Anne McNiff will contact Paul Meyer for review of the landscaping and recommendation. Jason Friedland stated that he likes the improvements and asked about the gutters and downspouts. They will be 6" half rounds in aluminum and oversized gutters – white to match the white trim. L McEwen asked about the native plants on the plant list. They are mostly native and are wildlife appropriate He also asked about the type of pear trees. They will be Chanticleer rather than Bradford. They will be located away from the utility poles and wires. An inquiry was made about the window cladding and color. They are shown as black painted metal to match the fences light poles and pergolas. Chris Linn asked about the overall use of the pool and would the improvements encourage more use. D Kelly state the pool was important. People work in the pool area and the pool area can be reserved for events. A question was asked about the square footage of the loft. The loft fills the full floor area if the stairs and open space from below are included A McNiff asked if the pool would be ADA accessible. It will. Celeste Hardester asked about the number of toilets included. Number of toilets is based on code requirements. Pool users can also go home. She also asked about keeping tree debris out of the pool area and the dates the pool is open. The pool opens Memorial Day weekend and closes Labor Day weekend. Depending on the weather, opening could be a little earlier and closing a little later.

•Committee Action: J McCoubrey called for a motion. L McEwen moved to support the applicants' request for a variance with the stipulation that final materials choice be provided in the form of drawings and images. D Kelly stated that they do this anyway and their storyboards could be presented at a meeting. This is not a problem. This could be shown at a DRC or LUPZC meeting. This should include the plant list. The motion was seconded. C Hardester relayed a comment from an LUPZC member that stipulated that the Chestnut Hill Village consult with the CHCA before a major color change. D Kelly noted that Chestnut Hill Village did meet with the CHCA before their recent color change. The pandemic got in the way of the consultation. There is an agreement that there will be a consultation in the future. L McEwen objected to the stipulation as it is outside of the issue for the building variance. D Kelly reiterated the goal of consulting with the CHCA. J McCoubrey asked that they keep CHCA in the loop for any major change. L McEwen moved that the committee support the

request for a variance with two related provisos: that the supplicant show the final materials for the building and that the applicant show the final plantings list. The motion was voted on and passed unanimously. The project goes back to the DRC and then to the Board. Board meeting in July is also the annual meeting so this is not a good meeting for a final review. The ZBA date is September 15 so the project can be seen at the August Board meeting.

Committee Business

- Enforce Agreements:** It was noted that agreements made with those seeking a variance are often not enforced or that the agreement may be unenforceable. One example is Sherwin-Williams, which agreed to maintain the plantings on the Gravers side of the building but does not. Another is the enforcement of no parking at Jenks School. L McEwen suggested a yearly assessment that could result in a letter of support or a letter suggesting improvements.

- August 5 Meeting:** The committee want to see the Shawnee townhouses.

- Future of Zoom:** The committee discussed the possibility of resuming in person meetings. At the moment, there is a problem as the site needs to be ADA accessible and the hospital is not yet ready to resume allowing meetings in its public space. The possible use of blended Zoom/live meetings was discussed. C Hardester noted that some organizations are scheduling a combination of live meetings and Zoom meetings

Adjournment

- The meeting was adjourned at 9:43 PM.