

LAND USE, PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of July 2, 2020

This is the fourth LUPZC meeting conducted virtually via Zoom

Members Present

<u>✓</u>	JeanMcCoubrey, 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
	Chris Linn		Laura Lucas, Pres, CHCA (ex-officio)
<u>✓</u>	Denise Chapline	<u>✓</u>	Joyce Lenhardt, VP Physical

Others Attending:

Patricia Cove, HADC

Kate Dolan, Chestnut Hill *Local*

Anne Mc Niff, Executive Director CHCA

Celeste Hardester, CHCA Development Review Facilitator

Melissa Nash, recorder

The meeting opened at 8:06 pm by Jean McCoubrey, co-chair. This meeting was conducted remotely using Zoom. There were no action items.

Minutes

- There were some errors in typing. It was moved that the minutes, with those errors noted, be approved. The motion was seconded and approved.

Green Space Initiative

•Background: Anne McNiff explained the development of the Green Space Initiative It evolved from Re-Tree. The group includes various community organizations. There are no outside of the community groups involved at the moment. It was restarted last year but did not continue its revival until recently. Four street trees were replaced on Germantown Avenue; more are being planned including a memorial tree. CHCA was left money to plant trees and plant areas around trees; thus, the community has a tree fund. The Initiative is needed to coordinate green spaces. It has had 2 meeting so far, discussing street trees for the Avenue and Bethlehem Pike and the aging tree canopy. (There is a problem with aging heritage trees.) Pastorius Park is working to replace shrubs. LUPZC and DRC should consider including green spaces as an important element in development projects. There has been storm damage to trees as well, aging problems. J McCoubrey asked about incorporating storm water management as an initiative issue. This has been discussed. A McNiff needs to work with the Friends of the Wissahickon director regarding this issue. A watershed protection map exists, which highlights parcels are abutting the park and watershed importance; 102 E Mermaid is one of these parcels. Some of these parcels require variances and watershed plans. The Conservancy has Rob Fleming set up to do a tour and talk on a history of Pastorius Park, which was designed by Olmstead and Peck. Education is a key element of the group, for example, replacing heritage trees with smaller ornamentals. Email Anne McNiff for more info, to become involved, or to ask questions about the Initiative.

Committee Business

- Thanks to Celeste Hardester for her article about fences that was published in the *Local*. A question was asked about the possible removal of a hairpin fence. The fence in question has not been removed. Estate fencing was installed in the back yard. The old fence is intact.

- 102 East Mermaid: It is hoped that the Goldenberg Group will come in September. A reference to the 2017 Chestnut Hill Study map prepared by the conservancy was made. The property is a high priority watershed parcel.

- Documents/Studies: Celeste shared the Conservancy's residential study map with Jean McCoubrey and Bradley Wells. This is a great tool and should be used. Celeste can share it with all. Priorities for planning efforts need to be set. Follow-up from the June 4 meeting, regarding contacting Chris Linn about the grants program was discussed. J Landis has had no reply from C Linn; J Landis will contact others he knows. NW District plan for 2035 was discussed. Renewal of streets, sidewalks, etc., are priorities in the plan. J McCoubrey has asked Phil Dawson about the plan, but cannot meet with him until Monday. The Conservancy map was opened and shared with the group. Some planning initiatives included the Lower Hill, Green Space Committee, and parcels like the gas station at the top of Bethlehem Pike. P Cove has talked to the station owner, who has also spoken with the CHBA. He indicated that he may need a place to park his tow trucks. There are at-risk underutilized sites that need improved uses. The plaza at the bottom of the hill was discussed. The plaza needs more mixed uses. J Landis suggested more residential and less commercial. The Trolley Car project removes commercial and adds residential. Residential should be concentrated around transportation. Andrew Moroz suggested keeping the focus on walkability. The priorities need to be ordered. J Landis asked the question - what cities do to be great. He suggested a fall charrette to talk about the lower hill. It would be helpful to know the timelines for Trolley Car and Lutheran Seminary projects. L McEwen suggested looking at other communities. It was asked if the CHCA may have some money available for a charrette - possibly not. Charrette participants need to be selected. The lower hill businesses need to be heard from. J McCoubrey will reach out to Phil Dawson and will keep up with the Green Space Committee. J Landis will develop ideas about the charrette and will follow-up with Chris Linn. L McEwen will talk to Steve Gendler about commercial architecture.

- Closing Issues: It was noted that trees behind One West have been taken down. The trees were to be a screen between the center and the townhouses. There is heavy traffic of large commercial vehicles on Shawnee due to the construction. It was suggested that someone reach out to the developer to try to make this activity better for the neighbors. J Lenhardt can contact them. P Cove asked about the façade change at 8136 Germantown. There were many questions about how this change occurred. Discussion followed about how to prevent this type of activity. J McCoubrey will include this issue in her discussion with Phil Dawson. Steve Gendler joined the meeting and was asked about his knowledge of commercial development in lower Chestnut Hill. During the pandemic, leases ended and businesses left. The ZBA is resuming activity on July 14, not in full force. There is a great backlog. It may be taking simple, unopposed cases first.

Adjournment

- The meeting was adjourned at 9:45 PM.