

LAND USE PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of September 10, 2015

Members Present

<input checked="" type="checkbox"/> John Haak, Chair	<input checked="" type="checkbox"/> Joyce Lenhardt
<input checked="" type="checkbox"/> Ned Mitinger	<input checked="" type="checkbox"/> Jean McCoubrey
<input checked="" type="checkbox"/> Cynthia Brey	<input type="checkbox"/> Andrew Moroz
<input checked="" type="checkbox"/> Steve Gendler	<input checked="" type="checkbox"/> Larry McEwen, VP Physical (ex-officio)
<input type="checkbox"/> Larry Goldfarb	<input type="checkbox"/> Will Detweiler, President, CHCA (ex-officio)
<input checked="" type="checkbox"/> John Landis	

Others Attending:

John Romano, Streetscape Committee
Judy Muenzberg
Celeste Hardester, CHCA Community Manager
Melissa Nash, recorder

John Haak, chair, opened the meeting at 8:05 p.m. It was moved that the minutes for the July meeting be approved. The motion was seconded. The minutes were approved. The agenda was announced: Zoning code/front yard parking, large lot subdivision, Streets and Water Departments, Streetscape project. All items are discussion items.

Code Compliance – Front Yard Parking

•210 E Evergreen: The appeal has been filed by attorney David Fineman of Fineman, Krekstein & Harris. It was suggested that the deliberations by the ZBA should be looked at. At the ZBA hearing, the Berardinis had an attorney and three supporting neighbors. There were some non-supporting neighbors in attendance. The CHCA needs some good facts for the appeal to prevail. John Landis stated that the ZBA's granting of this variance creates a loss of credibility for the CHCA. The Community Association needs to have a contingency plan. J Haak suggested that public education outreach for this issue needs to be done, similar to the fence education outreach. Neighbors and realtors should be included in the outreach. A discussion of the problems with front yard parking and parking in general followed. J Haak noted there should be a policy for parking spaces. Steve Gendler suggested that Cindy Bass be asked to touch base with the chair of the ZBA. C Bass is upset that the ZBA did not pay attention to her recommendation. The fence "process" should be used as a template for the parking document. It should be passed by the attorney for the appeals.

•New Townhouses at 8136-40 Ardleigh: Judy Muenzberg, a neighbor of the new townhouses, asked about parking. There is a concrete pad in front of two of the units with a curb cut. It was thought that this was left over from Cafette. Front yard parking should not be allowed in this location. Jean McCoubrey suggested that the construction site plan would be useful. J Landis suggested the owner of the project be contacted. It was also suggested that the Planning Commission might be able to supply some information. There seems to be a disconnect between Streets and Zoning in this matter.

•210 E Evergreen Additional Discussion: Celeste Hardester stated that the Board did not consult the LUPZC or DRC before making the appeal and the appeal can be withdrawn. L McEwen that there is parking pressure and that he is sympathetic to why people want these front yard spaces. Chestnut Hill's parking resources need to be managed. The area has good public transit access. It was noted

that permit-parking regulations can be customized – for example, the hours of permit enforcement and the length of time a car can park in the area. J McCoubrey noted that a parking study was done in 2006, but that it focused on the lots. John Romano noted that some areas have 15-minute metered spaces for quick business that seem to help make parking spaces available. Mark Keintz, wearing his TT&P hat, and the Business Association could be asked to do a comprehensive parking study, which would include institutions, residents, and commerce. The Parking Foundation has a focus on the lots.

Large Lot Subdivisions

- Discussion: L McEwen and J Landis described a spreadsheet that has been produced for all of Chestnut Hill's properties that included the street frontage dimension and zoning district for all 2800 properties. A formula that divided the actual width by the width required by zoning was set up. The result was rounded down. A score of 0 or 1 indicates a property that cannot be subdivided. Those with scores of 2 or greater might be sub-dividable. The spreadsheet can be linked to a property map. Other data could be added to the spreadsheet. The spreadsheet should be presented to the Historical Society.

Street and Water Projects

- E Bells Mill: C Hardester and L McEwen have followed up on E Bells Mill Road with Darin Gatti. He suggested having the road walk-through on September 24 or 25. The possible outcome of the tour could be a re-funding of the project. It was asked who controls the project – the near neighbors or the broader community. On the issue of sidewalks, neighbors will object but there is the question of who would walk the street.

- Sunset/Norwood Storm Water: It was suggested that the discussion of storm water management on these two streets needs to continue. Neighbors, LUPZC, DRC and the Water department should be invited.

- Jenks Academy Traffic: Judy Muenzberg stated that the traffic problem at Jenks Academy was her reason for attending the meeting. Neighbors have spoken to surveyors working at Jenks and have seen drawings showing a driveway cut into the wall from Ardleigh to the playground level. It also showed the wall being cut into to create a space for the trash receptacles that now occupy the sidewalk. No one knows what is actually planned. It was suggested that someone talk to the principal, Mary Lynskey. Student pickup/drop off traffic is also problematic.

Streetscape Project

- Presentation and Discussion: Jean McCoubrey presented an overview of this project that she was a part of. The project is an update and extension of the Cope Linder Vision Study. This study will go to the next level, actual implementation of parts of it. To that end, the study focuses on prioritizing projects for quick implementation. The first of two priorities is to improve 3 specific intersections: Germantown Avenue and Evergreen, Highland, and Springfield. The study documented current conditions and created alternatives for improvement including lighting. The Streets Department has done a cursory review. Finding funding for the project is the next step. PennDot grants are possible; the BID could work on this. The second project is street lighting for all of Germantown Avenue. The catenary poles for the trolleys would be a feature. It was suggested that the proposals be presented to the neighbors and the community in a public unveiling. More communication would be good. J McCoubrey stated that there were a series of community meetings to help set the priorities, including one held in this meeting room with the DRC and LUPZC. Some other good guidelines for

the community include housekeeping, signage and safety. Some committee members said they could not access Part II of the study. J McCoubrey said the study was sent in two emails. The wall treatment at Jenks Academy was discussed. It was suggested that bluestone is not a desirable material as it is slippery and falls apart. J Landis noted that there are pet issues for improvement like sidewalks and standards for materials. It was asked how compliance with sidewalk standards could be enforced. They can be encouraged if matching grants were available for owners. J McCoubrey stated that the CHBA wants comments. J Landis suggested recommendations be made more specific. L McEwen noted that the drawings are a problem on phones. J Haak stated there is a problem with bump-outs and SEPTA trolleys. The unevenness of the sidewalks is a safety issue. J Haak stated that lighting should be careful not be over-lighted and that existing standards locations, and storefront lighting are important. J Landis indicated that pedestrian safety especially at Avenue crossings without stoplights is very important. Temperature of lighting and color of lighting are important. Comments should be sent to Joyce Lenhardt. N Mitinger said that he likes studies with implementation plans. J McCoubrey noted that cost estimating was eliminated due to budget cuts.

Adjournment

- The meeting was adjourned at 10:16 p.m.