

# LAND USE PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of October 1, 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 type="checkbox"/> Cynthia Brey	<input checked="" type="checkbox"/> Andrew Moroz
<input type="checkbox"/> Steve Gendler	<input checked="" type="checkbox"/> Larry McEwen, VP Physical Div (ex-officio)
<input checked="" type="checkbox"/> Larry Goldfarb	<input type="checkbox"/> Will Detweiler, CHCA President (ex-officio)
<input checked="" type="checkbox"/> John Landis	

## Others Attending:

Celeste Hardester, CHCA Community Manager

Melissa Nash, recorder

John Haak, chair, opened the meeting at 8:00 p.m. It was moved that the minutes for the September meeting be approved. The motion was seconded. Jean McCoubrey noted that Judy Muenzberg's name was spelled incorrectly. With that correction noted, the minutes were approved.

## **Updates**

•210 E Evergreen Avenue Appeal: There is nothing new to report.

•Jenks Alterations/Traffic: Celeste Hardester has emailed the office of the surveyor for the SDP in an attempt to get more information about possible changes to Jenks. From what has been seen, the existing stairs on Ardleigh Street would be preserved and a driveway to access the playground level would be constructed adjacent to the stairs to allow emergency vehicles. Mary Lynksey, the principal, said the school needs another police officer to help manage arrival/dismissal traffic. The community should be made aware of the next steps in the construction. It was suggested that the school should be communicating dismissal/arrival policies and procedures to the parents. Joyce Lenhardt suggested that the committee stay on top of this and make contact with central office. It was asked if the CHHS knows about this activity.

•8136 Ardleigh Street: It has been ascertained that the developer of the three townhouses intends to pursue front yard parking for the houses. He has asked to meet with Will Detweiler. John Landis suggested that the Community Association establish a formal policy regarding front yard parking.

•Front Yard Parking: J Lenhardt moved that the LUPZC recommend that the Board make a firm policy against front yard parking. The motion was seconded. A re-wording of "No new variance for front yard parking be approved" was suggested. Another version: "It is the active policy of the CHCA that all applications for front yard parking variances will be opposed." C Hardester noted that she spoke to a member of Cindy Bass's staff who reported that the ZBA approved 210 E. Evergreen's variance since it was supported by the Planning Commission due to pre-existing conditions. J Haak suggested that this is not the case. It was suggested that a reason for the motion/statement was needed: it is that front yard parking erodes the special aesthetic quality of the neighborhood and affects the safety of pedestrians. Larry McEwen noted that there is an added value for a house with parking. Another revision of the motion: "It is the view of the CHCA that front yard parking erodes the visual and aesthetic quality of the house, the neighborhood, and the community." It was suggested that a mention of the community having reached a saturation point be added. It was generally felt that this was not a good idea. The final version was: "The CHCA

actively opposes all applications for variances for front yard parking because front yard parking erodes the visual and aesthetic qualities of the house, neighborhood, and community.” The motion was passed. J Haak noted that there is still a need for an education piece for the community.

- Large Lot Subdivision: J Lenhardt presented a lot subdivision at 101 W. Gravers. The parcel has been divided into three lots. The house on the corner is under contract. Two lots are slated by a developer for two houses. Large trees have been removed. J Landis stated that there is a possibility of some funding to advance the Parcel database for Chestnut Hill. The Historical Society is interested in the project.

### **Fresh Market Signage**

- Discussion: The DRC reviewed the proposed signage for Fresh Market. Although it was not sent to the LUPZC, the committee looked at the proposed sign. There would be one large (48’ long) sign band over the entry on the parking lot. There would also be a series of smaller signs of 15 sf each. The DRC asked that those be reduced to 12 sf. The developers said they would review this request and get right back to the committee. This has not been done. The signs were not reviewed by Streetscape at a separate meeting as Streetscape was at the DRC meeting. The main market sign would be illuminated by a series of gooseneck light fixtures. The back panel would be gray brick in a herringbone pattern. The letters would be painted green. There was discussion for and against the light fixtures. J Landis asked about the channeled stucco on the back of the market; he thought the wall would be seamless. There was some discussion of the hardscaping/landscaping. The four small signs located on the serpentine wall, on Hartwell near Germantown Avenue, at the secondary entrance on Hartwell Lane, and the etched glass sign on the coffee shop.

- Committee Action: L McEwen moved that the LUPZC concurs with the DRC on the reduction of the 15 sf signs to 12 sf and expressed concern that there has not yet been a response. The motion was seconded and approved. J Lenhardt noted that the store sign is huge. J McCoubrey stated that Fresh Market is apparently a hard negotiator. Of the 20 condo units, 5 are reportedly sold.

### **E. Bells Mill Road**

- Discussion: C Hardester said that Darrin Gatti of the Streets Department has agreed to do the Bells Mill Road walk for Monday, October 5 at 8 a.m. Participants should park in the Woodmere lot and meet on the museum porch. Neighbors have been invited. Neighbors have asked that the survey plans be made available for the walk.

### **8419 Germantown Avenue (Chestnut Hill Community Centre)**

- Discussion: The Woodward Company is considering giving 8419 Germantown Avenue property to the CHCA. The building was being inspected. It does have a meeting room. There is work that needs to be done to the building, including installation of an elevator and stair improvement. There are maintenance costs to be incurred with owning the building. L McEwen said that he has looked at Town Hall, which is crowded, to see where expansion is feasible. A third floor could be added with some roof modifications. He suggested a design charrette for both. It was noted that Drake Catering wants to expand in the building. Ned Mitinger observed that the previous CHCA foray into property ownership was problematic. Suggested dates for the charrette were October 27, 28, and 29. Thursday, October 29 was most favored at L McEwen’s house. A tour of the building was suggested. A tentative date for the tour and charette was Saturday, October 31 in the morning.

### **Adjournment**

- The meeting was adjourned at 9:35 p.m.