

LAND USE PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of January 7, 2016

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 checked="" type="checkbox"/> Andrew Moroz
<input checked="" 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 type="checkbox"/> John Landis	

Others Attending:

Martha Sharkey, CHBD Executive Director
Ryan Rosenbaum, CHCA Executive Director
Melissa Nash, recorder

John Haak, chair, opened the meeting at 8:05 p.m. It was moved that the minutes for the December meeting be approved. The motion was seconded. There was discussion about how the former garage space at 7912-14 should be designated as an open space or a courtyard. It was also noted that the ZBA appeal would be heard at the Court of Common Pleas. The last sentence of the paragraph about 210 E. Evergreen should be moved to the following paragraph. With the correction, the minutes were approved.

Chestnut Hill Traffic Study Request

•Presentation: Martha Sharkey of the Chestnut Hill Business District presented a letter to be sent to Streets. The letter requests traffic studies for two intersections of Germantown Avenue – Springfield Avenue and Mermaid Lane/Winston Road. Deb Ferraro provided pointers for the structure of the letter. C Brey noted that a PennDot study was done a few years ago to reconfigure the Mermaid/Winston intersection. This study was rejected as it could be a problem for emergency vehicles. Other suggestions include closing the lower end of Winston and making streets one way and adding traffic signals. It was suggested that the letter request accident/incident information. C Brey suggested the PennDot study be attached as an indicator that this intersection has been considered a problem area for some time. The cobblestone pattern on Mermaid/Winston could be mentioned. It was also suggested that the word “safety” should be mentioned more in the letter. Larry Goldfarb suggested not focusing on two intersections but safety and condition of the Avenue; however the city wants to study specific areas. Mid-block crosswalks are dangerous as are the offset roads at the intersection at Springfield. In the third paragraph of the letter, “A park will” should be changed to “A park would”.

•Discussion/Committee Action: It was moved that the committee heartily endorse this effort of two organizations. The motion was seconded and approved. Crosswalks and street lighting are priority concerns. Work is beginning on the E Gravers sewer lines. The road will be resurfaced at the end of construction. A timeline for the work is coming.

Updates

•Parking Policy and 210 E. Evergreen Avenue: L McEwen reported that at the last check ZBA had not met the date set to provide its position. An extension was granted until next Monday. The court date is Wednesday, April 16. New mayor Jim Kenney will replace 4 of the 5 ZBA members. It was asked if committee members should pack the courtroom. Community education on front yard

parking should be undertaken (like the fence initiative). The resolution should be placed in context to make it more community friendly, stressing safety, aesthetics and quality of life. The statement should be about 150 words long. Parking related initiatives are related to there being more cars to park. Permit parking areas can set times. It was noted that night permits are not well enforced.

- 101 W. Gravers: Joyce Lenhardt reported that neighbors are entering into an agreement with the developer. They support tabling the requirement that the property obtain a City historic designation if the design is shared and reviewed by neighbors. This has not happened yet. There is always the fear that the existing house could be torn down. A façade easement is possible. Issuance of permits should be monitored.

- Engine Company 37: The City's perspective is that a new bay should be built next to the firehouse and the old building should be renovated. The purchasing of narrower equipment is off the table.

- West Willow Grove Avenue Bridge: R Rosenbaum announced that the bridge would be opened next week on Monday or early Tuesday. This is a soft opening as there is finishing work to be done, which will be completed by spring. The mayor will come then for the dedication.

- Jenks School Wall on Ardleigh: There is not much more info on this project. Steve Gendler did speak to a source that stated the ramp was for deliveries and emergency vehicles. The source had no idea if the upper level would be used for parking. The design is being refined and would be presented to the community in the spring. J Lenhardt suggested an article in the *Local*. The principal should be contacted. The issues, including dumpsters, ugliness and unsightliness of area should be brought up by neighbors. S Gendler's source suggested waiting for the show and tell. Cindy Bass's office should host the town meeting/presentation. Neighbors could write to the committee or, better, to Cindy Bass. A smaller meeting could first be held with community reps and SDP. The venue of a DRC meeting in February could be offered. R Rosenbaum should reach out to Ardleigh neighbors. Before an article in the *Local*, the community should reach out to the principal.

- City Zoning Code: Technical amendments were passed on December 8. They are intended to fix problems and to clarify the new code. A sign overlay for Chestnut Hill was briefly discussed.

- 8419 Germantown Avenue – New Town Hall?: There has been an effort to separate the Fund and the building. The Fund has agreed to take the building with trepidation. The CHCA would run the building. L McEwen has obtained rough estimates for improvements.

- 8405-07 Germantown Avenue Spite Fence: A chain link fence has been installed in the walkway between the buildings. The walkway is private and does not lead to public parking. It is the result of a disagreement between George Hobe and Richard Snowden. This could become a legal issue.

Preview of DRC

- Vadim Fleysch from Streets will make a presentation on E. Bells Mill Road at the January 19 meeting. The issue of front yard parking at 8136 Ardleigh Street may come up. Plans to convert 2 E Chestnut Hill Avenue into two units and to build an additional two units on the site will be presented. Two LUPZC reps should attend the meeting.

Adjournment

- The meeting was adjourned at 9:45 p.m.