

# LAND USE PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of October 6, 2016

## Members Present

<input checked="" type="checkbox"/>	John Haak, Chair	<input checked="" type="checkbox"/>	Jean McCoubrey
<input type="checkbox"/>	Cynthia Brey, Chair	<input checked="" type="checkbox"/>	Larry McEwen
<input type="checkbox"/>	Brad Flamm	<input checked="" type="checkbox"/>	Ned Mitinger
<input checked="" type="checkbox"/>	Steve Gendler	<input checked="" type="checkbox"/>	Andrew Moroz
<input checked="" type="checkbox"/>	Larry Goldfarb	<input checked="" type="checkbox"/>	Aga Vinson
<input type="checkbox"/>	John Landis	<input type="checkbox"/>	Laura Lucas, Pres, CHCA (ex-officio)
<input checked="" type="checkbox"/>	Joyce Lenhardt	<input type="checkbox"/>	Bob Rossman, VP Physical Division

## Others Attending:

Celeste Hardester, Physical Division consultant  
Melissa Nash, recorder

John Haak, chair, opened the meeting at 8:05 p.m. It was moved that the September minutes be approved as presented. It was noted that spelling of Jenks principal's last name (Lynskey) needs to be corrected. With that change, the motion was seconded, and the minutes were approved.

## **Jenks Meeting**

•Report/Discussion: Larry McEwen presented the results of a meeting with Jenks and the SDP. Issues were the trash alcove in the existing drive, reusing wall stone on the return walls of the ramp, planting of trees rather than shrubs, and re-using granite steps for the new steps. At the meeting, it was stated that trash is under control but that recycling was still a work in progress as it is collected only one time each week. The outcomes for these issues are as follows: the alcove proposal would be a new project, which cannot be considered as an add-on to the ramp project; the wall stone will be used to construct piers at the gate entrance; stone will be used on one side of the return wall only but that will be looked into; planting will include crabapple trees as well as shrubs; new steps will be concrete; SDP will not deal with the granite. Joyce Lenhardt added that there will be black estate-type fencing rather than chain link. Food deliveries take place through the existing driveway. There was a request to see drawings, which were not shown. Construction of the new ramp and stairs will begin next month with a 60 day completion schedule.

•J Haak noted that there is a drop-off/pick-up problem. L McEwen noted that the days the police were present alleviated the problem. Joyce Lenhardt noted that there has been talk about making the school block of Ardleigh one way.

## **Community Code Compliance**

•Discussion: There was a discussion of various code compliances including front yard parking and fences. The fence statement could be model for a statement about front yard parking. C Hardester noted that the fence statement was sent to realtors and installers. Individuals also need to be better informed. Information could be included in member blasts. Information about the garden district needs to be communicated as well. The re-tree brochure could be dovetailed with other initiatives, such as decks, watershed requirements, paving and impervious coverage and water bills.

•J Haak suggested resending the fence statement as a reminder. The front yard parking statement could be sent to paving contractors including reminder that curb cuts require a permit. Please

comment on front yard parking draft. In addition to sending an e-newsletter to members, an article in the *Local* written by a committee member or written by the *Local* staff from an interview would be good.

### **Other Business**

- C Hardester reported that utilities work on E Benezet is coming to a close. She also noted that in that area large trees are lifting the pavement, affecting the re-paving. For the most part, the trees are in critical condition or are dead.

- Residential Preservation: The CHHS wants to form a steering committee to help with re-zoning. CHHS has applied for a grant to pay Penn Praxis for mapping. It has received resumes from various professionals. LUPZC does not have a seat on the committee. The committee needs to explore tools that can be used and to study other communities.

### **Updates**

- High Hollow has been sold. It did not go through the sheriff's sale process.

- Gravers Lane Station: Greg Woodring has stepped aside as co-chair allowing Brad Flamm to take his place with Steve Heimann as the other co-chair.

- Fire Station: The status is still in question. Joyce Lenhardt could contact someone for information.

- 30 West Chestnut Hill Avenue: Negotiations between neighbors and the developer are ongoing. This may also be the case with the property at the corner of Shawnee and West Gravers.

### **Adjournment**

- The meeting was adjourned at 9:38 p.m.