

# LAND USE PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of November 3, 2016

## Members Present

<input checked="" type="checkbox"/>	John Haak, Chair	<input checked="" type="checkbox"/>	Jean McCoubrey
<input checked="" type="checkbox"/>	Cynthia Brey, Chair	<input checked="" type="checkbox"/>	Larry McEwen
<input checked="" type="checkbox"/>	Brad Flamm	<input type="checkbox"/>	Ned Mitinger
<input type="checkbox"/>	Steve Gendler	<input 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 type="checkbox"/>	Joyce Lenhardt	<input type="checkbox"/>	Bob Rossman, VP Physical Division

## Others Attending:

Matt Spector, VP Operations, Bowman Properties  
Shawn Miller, owner Co-op Shop, 8238 Germantown Avenue  
Melissa Nash, recorder

John Haak, chair, opened the meeting at 8:05 p.m. He noted there was only one action item. It was moved that the October minutes be approved as presented. The motion was seconded, and the minutes were approved.

## **Co-op Shop 8238 Germantown Avenue Use Variance**

•Presentation/Discussion: Matt Spector and Shawn Miller presented. The shop is located in the lower space in the building that also houses 8234. It is in a residential zone, RSA3, which does not allow personal services. The business is a barber/hairdresser shop. It has been in operation for 5 months. From 1946 through 1970, the space was used as a barber shop. Then it was a photo store. In addition to the personal services, there will be sale of art work. J Haak asked what the ideal zoning for the building would be. Retail would be most suitable. Cynthia Brey asked about neighbor notification. Notification letters were hand delivered to the list provided by the City. At the moment there are three chairs in the shop. There was discussion of expansion, but the space is limited.

•Larry Goldfarb moved that the committee recommend support of the variance. The motion was seconded and approved with no further discussion. By prior agreement with the DRC, the request for a variance will move directly to the Board, which meets on November 17 at 7:30 at United Cerebral Palsy. The shop has a ZBA appointment on January 10.

## **Other Business**

•Gravers Lane Station: Brad Flamm, one of the co-chairs for the station committee, presented its progress. There was a walk-thru with 3 SEPTA reps on October 24 (Scott Savett – Public and Government Affairs, Bill Bisirri – Director of Engineering Design, and Ed Wallace – Deputy Director, Bridges and Buildings). There are deteriorating beams. They are on a fast-track for replacement. Ideally, this should be done before winter. They also toured the interior. The station has been vacant for a long time. There is a small waiting room and living quarters on two floors. All are in poor shape. SEPTA is open to suggestions about station use. The possible involvement of the Community Design Collaborative for a workshop was mentioned. There will be another meeting in a couple of weeks. Steve Heimann will chair that meeting. It was asked what the nature of the beam repair was. The beams have water rot and will be replaced, not filled. It was asked if the stations are on a historic register. It is not known.

- Materials for Celeste: Notices for fences and parking outreach are needed so that Celeste can distribute them to the community.

- Tree Tenders: The re-tree event is planned for November 19. The group is gathering at Chestnut Hill Friends meeting house at 9 a.m. and should last until 1 or 2 p.m. Forms are available to apply for the spring planting.

- 2 East Chestnut Hill Avenue: Bob Rossman would like to explain the delays with this project to the Board. It was decided that he would be the appropriate person to do this.

### **Adjournment**

- The meeting was adjourned at 9:00 p.m.