

LAND USE, PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of December 1, 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 checked="" 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 checked="" type="checkbox"/> John Landis	<input type="checkbox"/> Laura Lucas, Pres, CHCA (ex-officio)
<input checked="" type="checkbox"/> Joyce Lenhardt	<input checked="" type="checkbox"/> Bob Rossman, VP Physical

Others Attending:

David Wilton, East Bell's Mill neighbor
Kevin Dicciani, *Chestnut Hill Local*
Melissa Nash, recorder

John Haak, chair, opened the meeting at 8:03pm. Intros were made. It was moved that the November minutes be approved as presented. The motion was seconded, and the minutes were approved. The agenda items include Brad Flamm's report on Graver's Station, the Holiday House tour (please attend and encourage others, West Bell's Mill Road accidents, fence policy and status of Engine Company 37.

Report on Status of Graver's Lane Station

•Report/Discussion: The committee has met about the station, but has had no further meeting with SEPTA. The repairs were to be fast-tracked. Lori Salganicoff has suggested that the CDC be enlisted to help find an active occupant for the interior of the building. This would assist in the preservation and maintenance of the building. Steve Heimann asked for Historical Society assistance in paying the CDC's fee of \$1500. It is recommended that a letter be written to the CHCA asking for a \$500 donation. Steve Gendler asked about the urgency. B Flamm stated it was not urgent. Andrew Moroz suggested that the CDC was generally employed for more needy groups. This might be too much for them. It was also suggested that the Gravers project is primarily technical. CDC is more master planning. There are two issues: stabilize the shell and secure and appropriate tenant. Larry Goldfarb stated the first priority was technical design not conceptual design. SEPTA says it will maintain the building. A Moroz asked if SEPTA treats its historical buildings with care. It was suggested that the community be kept in the loop regarding progress at the station. It was asked if a Friends of the Station group was being considered. Joyce Lenhardt asked if SEPTA would partner with the HDAC and CHCA to work with the CDC. It has been discussed. It was noted that the porch canopy was removed but was replaced in the 1070s. Shell maintenance needs to be separated from tenancy.

West Bell's Mill Road

•Discussion: David Wilton, a W Bells Mill Road neighbor attended the meeting to talk about the accidents that occur on the road. Around once each month there is an accident on the downhill side of the curve. There is no sign warning about the curve, nor is there any speed control. He suggested signage and surface roughening. L McEwen as sent a letter about the accidents to Vadim Fleysh and Darin Gatti of the Streets Department. Streets will look at the road and traffic reports.

Fence and Parking Statements

- Discussion: J McCoubrey has worked on the parking statement. It was suggested that a note about curb cuts is needed. Everyone should try to review the parking statement and the fences statement as well.

Continuing Business

- 30 West Chestnut Hill Ave: Jean McCoubrey stated that she noticed a zoning permit posted on the building. There are lot lines to create 3 units, including the existing. The existing house is for sale

- Engine 37 Status: The City has hired the design firm of Cecil Baker to adapt the building for one or two new trucks. This would be an addition on the adjoining lot. The existing building would not be demolished.

- 2 East Chestnut Hill Avenue: The developers appeared at the Board meeting to update the status of the project, which is on hold while the challenge by the neighbors continues.

- City Property Tax Assessments: L Goldfarb noted that there is a change in how the City taxes eased land. This could cost owners and discourage new easements.

Adjournment

- The meeting was adjourned at 9:20PM