

LAND USE, PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of February 7, 2019

Members Present

<input checked="" type="checkbox"/> Brad Flamm, Chair	<input checked="" type="checkbox"/> Larry McEwen
<input checked="" type="checkbox"/> Steve Gendler	<input checked="" type="checkbox"/> Ned Mitinger
<input type="checkbox"/> Larry Goldfarb	<input type="checkbox"/> Andrew Moroz
<input checked="" type="checkbox"/> John Landis	<input checked="" type="checkbox"/> Bradley Wells
<input type="checkbox"/> Joyce Lenhardt	
<input type="checkbox"/> Chris Linn	<input type="checkbox"/> Laura Lucas, Pres, CHCA (ex-officio)
<input type="checkbox"/> Jean McCoubrey	<input type="checkbox"/> Joyce Lenhardt, VP Physical

Others Attending:

Evans Roebuck, owner 7715 Germantown Avenue
Blair Adler, attorney for 7715 Germantown Ave
Attorney for 7715 Germantown Ave
Steve Kurtz and wife, neighbors of 7715 Germantown Ave
Lynn Horner, neighbor of Jenks School
Amanda Yoder, representing the Business association
Brendan Sample, Chestnut Hill *Local*
Celeste Hardester, CHCA
Melissa Nash, recorder

The meeting opened at 8:03pm by Brad Flamm, chair. 121 W Chestnut Hill Ave will not appear at this meeting.

7715 Germantown Avenue (includes 7714 Winston Rd)

•Presentation: Blair Adler, attorney for 7715 Germantown Ave stated that they had just met with the HDAC, which made suggestions regarding the lot lines and lot consolidations. This advice is being considered and the project will be withdrawn at this time. It is possible that the greater land area might remove the need for a variance. John Landis reminded them that the current one story building may not be legal. An engineer needs to check it out and the situation regarding the status of the party/non-party wall will need to be cleared.

Jenks Ramp and Parking

•Presentation: Lynn Horner, a neighbor of Jenks School, reminded the committee that there was to be no parking on the upper level of Jenks. In addition, the gates were to be closed every night. For the last three weeks, there has been regular parking and the gates are left open. This began around the MLK holiday. A second issue is that Phil Dawson met with the principal who wants to make a new agreement to allow parking and, in return, the school will work on improvement of the drop off/pick up procedures. Larry McEwen noted that Laura Lucas has received a copy of this letter. The community association needs to be involved as does Danielle Floyd of the School District. Amanda Yoder noted that Phil Dawson has been working with a group, Parking Work Group, for this problem. L McEwen suggested that the original agreement be reviewed. J Landis asked about the basis for not allowing parking. (Reasons other than the agreement does not allow it.) The reasons include the sight triangle for the ramp is poor and the ramp, itself, is only one lane wide. The School District has not engaged the Community Association. L Horner noted that there is some night parking, which causes headlights to

intrude into neighbor houses. It was noted that this is not a decision, but is a proposal. It was further noted that the School District has not lived up to the original agreement.

Committee Business

- Minutes: The January meeting was an informal discussion with no action items; there are no minutes.

- Committee Guidelines: Changes to the LUPZC guidelines were discussed. One change is in active status. Members should be present at 75% of meeting each year. Rotating chairs vs regular chairs was also discussed. The chair should designate a substitute if unable to attend a meeting. Two year limits for co-chairs should remain at 2 years. DRC reps should be the chair of the appropriate LUZPC meeting and either Larry McEwen or John Landis (whoever is not chairing the DRC.) The quorum is left at 4. The project owner or a designated representative should attend meetings with their design professionals. The refusal is required for appearance at LUPZC.

Adjournment

- The meeting was adjourned at 9:30PM.