

# LAND USE, PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of August 2, 2018

## Members Present

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

## Others Attending:

Brendan Sample, Chestnut Hill Local  
Anne McNiff, Executive Director CHCA  
Celeste Hardester, Development Review Facilitator  
Melissa Nash, recorder

The meeting opened at 8:06pm by John Landis, acting chair. The minutes were reviewed. It was noted that there were a few typos. With the acknowledgement of the typos, it was moved that the minutes be accepted. The motion was seconded and the minutes were approved.

## **Committee Business**

- 8209 St. Martin's Pool House: The pool house variance was approved by the ZBA, but the adjoining neighbor has challenged that decision in the courts. The matter was sent back to ZBA for further consideration in September. Few details are known. Celeste Hardester will try to find more information.

## **District Plan**

- There is an open community meeting on this issue next Wednesday at the hospital. A list of priorities is requested from the community. Many of the current recommendations of the NW District Draft plan are targeted toward Germantown. John Landis prepared a series of responses to the proposed district plan that suggests this community's priorities.
- Priorities that the Community should support: The community should support the consistent up-zoning of Germantown Avenue and Bethlehem Pike properties. In general, CMX-2 and CMX-2.5 are considered. These changes should not result in an automatic property reassessment. (also recommended by the NW District Draft Plan) Chestnut Hill educational and health properties should be rezoned to special purpose categories and would need master plans. (also in the NW District Draft Plan) Rezoning around rail stations should be allowed for greater density in residential development. (also recommended by the NW District Draft Plan) Pedestrian safety considerations should be enhanced at all Germantown Avenue intersections. Methods of encouraging this should be explored including bump outs; storm water management should be included with location of sewer grates. (also in the NW District Draft Plan)
- Priority that need clarification: thematic zones, historical or architectural, need to be defined. Thematic includes planned residential developments including buildings and landscaping. The Historical Commission can be helpful in defining or developing themes. This could be encouraged with tax reductions.

- Priorities that should be added with CH insistence: The RSD-C zoning that required a 20,000 sqft lot was not included as it is deemed exclusionary; it appears to limit fair affordable housing access as it is anti-density and provides public services loss. The pushback should be fact based. There are no public services in those areas. It was suggested that the phrase “west of Germantown Avenue” should be eliminated. Storm water runoff points to sensitive watershed economics. This should be redefined to do what is intended without the negative implications.
- Additional desirable priorities: The Germantown Avenue overlay should be expanded to include interior parcels and should include the demolition without reuse plan proposal. Cindy Bass’s office is working on this second priority as legislation. In addition, the creation of a Neighborhood Conservation Overlay (NCO) to help maintain existing neighborhoods should include not only density but also setback and height. This should be sent to the PCPC for review.
- Additional items to be considered: The creation of a plan for capital improvements for sidewalks and right-of-ways within 4 blocks of Germantown Avenue. It was suggested that this might also include lighting. Grants should be made available for commercial properties along Germantown Avenue to assist owners in becoming ADA compliant. A study of street trees on Chestnut Hill streets should be made to determine areas of greatest need. (recommended by the NW District Draft Plan)
- Additional Suggestions/Summary: Jean McCoubrey noted that public buildings like the Water Tower Rec Center have accessibility problems as well as deteriorating structure. Brad Wells suggested encouraging connection to city sewer when appropriate. The priorities issues that come out of the Wednesday meeting will be sent to the City.

**Adjournment**

- The meeting was adjourned at 10:20PM.