

## LAND USE, PLANNING AND ZONING COMMITTEE

### *Minutes of the Meeting of January 9, 2025*

#### Members Present

- |                           |  |
|---------------------------|--|
| ✓ Steve Gendler, Co-chair | ✓ Joyce Lenhardt                         |
| ✓ Chris Linn, Co-chair    | Jean McCoubrey                           |
| Jan Albaum                | ✓ Andrew Moroz                           |
| ✓ Jason Friedland         | ✓ Camille Peluso                         |
| ✓ John Landis             | ✓ Craig Schelter                         |
| ✓ Greg Lattanzi           | Laura Lucas, President CHCA (ex-officio) |
|                           | ✓ Matt Rutt, VP Physical CHCA            |

#### Others Attending:

Howard Nelson, owner Doggie Style  
Eric Bodzin, attorney for Doggie Style  
Bob Elfant, Doggie Style neighbor  
Erin Monaghan, prospective new committee member  
Christopher Eastman, prospective new committee member  
Jenn Rezeli, prospective new committee member  
Laura Carey, prospective new committee member  
Anne McNiff, Executive Director CHCA  
Melissa Nash, recorder

The meeting opened at 8:02 PM by Chris Linn, co-chair. Doggie Style store and prospective members are on the agenda. Intros were made. Greg Lattanzi will be a new co-chair when the position is approved by the board. The minutes for November were introduced. There was a motion to approve the minutes. The motion was seconded and approved.

#### **8100 Germantown Avenue**

•Presentation: C Linn noted that there are some support letters have been received. Eric Bodzin presented the project. The refusal was made as overnight boarding of dogs is not allowed in this zone. Doggie Style has 10 locations in Philadelphia. The stores are tailored to harmonize with the neighborhoods. The plans for this particular store were presented. Deliveries of stock is made from a centralized warehouse. Interior pictures of other stores were shown. Howard Nelson noted that the variance relates to the store's "Doggie Style Pets Cares" mission. Doggie Style has facilitated 14,000 dog adoptions over the years. The Chestnut Hill store will work with ACCT in Philadelphia. The dogs stay in a store until they are adopted. There was concern for the tenants living above the store. The company has tenants above most of the stores and have not had problems.

•Committee Questions: Steve Gendler asked how long a dog remains in the store. Smaller dogs are usually in the store for 1-7 days and medium dogs may stay up to 2 weeks. Dogs are swapped out if they are not adopted. Chris asked about the number of dogs. Each store may have only 2 dogs at a time. Camille Peluso asked about dogs being walked. This is done by employees and volunteers. There are two small adoption rooms, which offer a quiet place for prospective parents to meet a dog. Andrew Moroz asked if there was person in the store overnight. There are no people needed to stay with the dogs. Staff does come in before opening time and stay after closing. The store is monitored overnight. Celeste Hardester asked about photos of the dog crates, which were shown. Erin Monaghan asked if the

apartments above were rentals or condos. They are rentals. Each lease allows 2 dogs per unit. C Hardester noted that there are support letters from Woodward, Elfant-Wissahickon, ACCT and an adjacent neighbor. There should be a letter from the landlord as well. Signage was discussed. There are simple small banners at the corner of the building with no added lighting. There will be window decals and an hours and phone contacts decal on the main door. The banners will be dark blue in keeping with avenue colors. The decals will be the lighter company blue. Anne McNiff suggested they check with the city regulations regarding coverage of windows. S Gendler asked about awnings over the windows. The building owner will be consulted on awnings. Craig Schelter asked about the length of the lease. The lease allows for 3 - 5 year terms. Joyce Lenhardt asked about exceptions to two dogs. The store will allow up to 2 dogs. This will not change. The store is not meant to be a kennel. Bob Elfant spoke as a satisfied customer and noted that the stores are dedicated to the mission.

- Committee Action: C Linn called for a motion. Craig Schelter moved that the committee recommend support for the variance to permit 2 dogs to be housed in the store overnight. The motion was seconded. E Bodzin noted that the variance allows up to 2 dogs. This can be made a proviso if desired. After brief discussion, the motion passed unanimously. J Landis noted that the DRC meeting on January 21 at 7 pm is the next stop. There will be committee reports and then questions. Doggie Style should try to get additional direct responses.

### **New Members**

- Discussion: There were 4 candidates for membership at this meeting. At present, there is one vacancy on the committee and there are members who are in line to retire. A term is 4 years with the option to renew for 4 years. It was suggested that the retirements/new members be staged so all do not happen in one month. The candidate introduced themselves and provided a brief bio. Erin Monaghan introduced herself at the November meeting She has lived and worked in Philadelphia for many years but has moved to Chestnut Hill. She served on a similar committee in Manayunk. Lauren Carey is a Chestnut Hill resident and a landscape architect. Jennifer Rezeli is from Charleston and appreciates the village scale. She is a planner. Christopher Eastman has lived in Chestnut Hill but now lives in Wyndmoor. He has an architectural business in Chestnut Hill. Matt Rutt noted that all are great assets. The question is when to step in. Board approval is first. J Landis noted the expertise. They can apply best practices to improve projects; this is a value added committee. Celeste Hardester noted that there is varied community input and there is no vote by the public. Committees recommend to the Board. C Linn noted the committees help broker compromise with the community.

### **Committee Business**

- Community Activity: Anne McNiff reminded the committee that the Pedestrian Safety Meeting is January 15. (An executive session is needed to discuss the new members) Nominations will be sent to the Board for November 23 meeting. As a result of the executive session, the committee moved to support the 4 new members.

### **Adjournment**

- The meeting was adjourned at 9:48 PM.