

PHILADELPHIA CITY PLANNING COMMISSION

MEETING VIA ZOOM

MINUTES July 21, 2022

PRESENT:

Joseph Syrnick, Vice Chair

Garlen Capita

Cheryl L. Gaston

Maria Gonzalez

Ximena Valle

Charlotte Castle

Marisa Waxman

Patrick Eiding

Michael Johns

Martine DeCamp

NOT PRESENT:

Anne Fadullon, Chair

Dawn Summerville

Vice Chair Syrnick called the Philadelphia City Planning Commission to order at 1:00 p.m.

Nicole Ozdemir, of the Philadelphia City Planning Commission, (PCPC) – introduced the Zoom platform and remote City Planning Commission process. We are hosting this meeting on Zoom. We may also have some people join us by phone.

During today's meeting, each agenda item will be presented by a member of the staff. Following each presentation, the Chair will ask the Commissioners for questions or comments. The Chair will then ask the audience for questions and comments. After that, the Commissioners will finish their discussion and vote.

Those of you who are joining us on Zoom will have two options to ask questions and comments. If you would like to speak, click, or tap on the "RAISE HAND" button on the menu bar on the bottom of your screen at any time during the agenda item. You will be called on and will have the opportunity to speak to the Commission and the audience.

If you prefer to type your question or comment, click, or tap on the "Q&A" button on the menu bar at the bottom of your screen at any time during the agenda item. Once all attendees have had an opportunity to speak, I will read out loud any written questions and comments that have been posted to the Q&A.

For those joining by phone, we're unable to take spoken testimony, however, you can email your questions and/or comments to the Commission at Planning@phila.gov.

This meeting will be recorded and posted to our website.

Ms. Ozdemir turned the meeting over to the Commission Vice Chair, to continue the meeting.

1. Action Item: Approval of the Meeting Minutes for April 21, 2022.

Seeing no questions and comments from the Commission, Vice Chair Syrnick asked for a motion at the minute mark in video (00:01:12).

Motion duly made by Commissioner Gaston and seconded by Commissioner Gonzalez to approve the April Minutes.

Chair Syrnick polled the Commission for the vote: Commissioner Capita, Commissioner Gaston, Commissioner Gonzalez, Commissioner Valle, Commissioner Castle, and Commissioner Waxman. Motion carried unanimously to approve (6-0).

2. Executive Director's Update.

Next City Planning Commission Meeting

- August 18th at 1:00 p.m.
- September 15th at 1:00 p.m.

Next Civic Design Review Meeting

- September 2nd at 1:00 p.m.
- September 5th at 1:00 p.m.

i. Items in Accord with Previous Policy

- i. Streets Bill No. 220639: Authorizing the revision of lines and grades on a portion of City Plan No. 27-S by striking from the City Plan the easterly twenty feet wide portion of Swanson Street from Wolf Street to Snyder Avenue, striking from the City Plan and vacating the legally open portion of Vandalia Street from Wolf Street to Weccacoe Avenue, and reserving and placing on the City Plan a right-of-way for sewer and drainage purposes within the portion of Swanson Street being stricken and authorizing acceptance of the grant to the City of the said right-of-way, all under certain terms and conditions, including the dedication to the City of the beds of the remaining unopened portions of Swanson Street from Wolf Street to Jackson Street and from Jackson Street to Snyder Avenue. Introduced by Councilmember Squilla on June 23, 2022.

These actions will facilitate redevelopment of the adjacent site, formerly occupied by the Inolex Chemical Company, into a commercial shopping center. The portion of Swanson Street being stricken will be reserved as a right of way for sewer and drainage purposes. The changes proposed for Swanson Street have been coordinated with the Streets Department's planned Swanson Street improvement project to ensure the City's proposed roadway improvements are accommodated.

Staff recommendation is for approval.

3. Action Item: Amend PCPC's Regulations Related to Submission of Subdivision Plats (Presented by Dave Fecteau)

Staff proposes to amend the Commission's regulations related to submission requirements for subdivisions. The Zoning Code sets the rules for how subdivision applications are processed. The Commission's regulations describe what an applicant must submit so staff can process those applications.

Currently, an applicant must submit a property data map, a preliminary plan, then a final plat.

The proposed change will require an applicant to submit (1) A statement of existing conditions on the property to be subdivided, and (2) A Proposed Development Narrative,

including a statement describing how the subdivision will impact those existing conditions and the applicant's intent in requesting the subdivision. The property data map is what the preliminary and final subdivision plats are based on.

Currently, the property data map must include (1) the names of the applicant, the owner and the design professional who prepared the map, (2) north point, scale and date, (3) tract boundaries with bearings and distances, (4) topography with elevation contours, (4) existing and adjacent streets, (5) locations of watercourses, tree masses, rock outcrops, aboveground and underground utilities, (6) railroads (if any). The proposed change will add easements and other rights-of-way and floodplain information.

When the applicant submits their final plat, they currently must show "Proof of legal or equitable interest in the property in question, such as a fully signed deed, agreement of sale, lease, or similar instrument. All deeds must show a copy of the stamp affixed by the Department of Records as evidence of its recording." The proposed change will delete the requirement for a DOR stamp because recording requirement for subdivision or lot adjustment is already in the Code

Staff recommendation is for approval.

Questions and comments from the Commission (00:11:28).

Commissioner Gaston raised a question about the section of the zoning code changes and regulations. Further discussion continued between Commissioner Gaston and Mr. Fecteau.

Questions and comments from the Public (00:17:35).

Hal Sherman wanted to know if License & Inspections could be required to have clarity of what a complete agreement of sale was.

Seeing no further questions and comments from the Commission or Public, Vice Chair asked for a motion at the minute mark in video (00:19:28).

Motion duly made by Commissioner Eiding and seconded by Commissioner Gonzalez to accept staff recommendation for approval.

Vice Chair polled the Commission for the vote: Commissioner Capita, Commissioner Eiding, Commissioner Johns, Commissioner Gonzalez, Commissioner Valle, Commissioner Castle, and Commissioner Waxman. Motion carried unanimously to approve (7-1).

Commissioner Gaston abstained from this item.

4. Action Item: Amend PCPC's Regulations Related to Submission of Landscaping Plans (Presented by Matt Wysong)

On June 23, City Council passed Bill No. 220414, "the Tree Bill."

This Bill is one of the first implementation items of the Philly Tree Plan led by Parks & Recreation and advances the following goals of that plan:

- Improve heritage tree protections
- Toughen tree replacement requirements
- Develop tree planting design standards
- Update approved tree lists
- Create a Tree Fund
- Increase the tree canopy and tree care funding in Black and Brown neighborhoods with high poverty rates

Staff recommendation is for approval.

Questions and comments from the Commission (00:26:49).

Commissioner Johns inquired about the amount and next steps.

Seeing no further questions and comments from the Commission or Public, Vice Chair asked for a motion at the minute mark in video (00:30:31).

Motion duly made by Commissioner Johns and seconded by Commissioner Eiding to accept staff recommendation for approval.

Vice Chair polled the Commission for the vote: Commissioner Capita, Commissioner Eiding, Commissioner Johns, Commissioner Gonzalez, Commissioner Valle, Commissioner Castle, and Commissioner Waxman. Motion carried unanimously to approve (7-1).

Commissioner Gaston abstained from this item.

5. Action Item: Amend PCPC's Regulations to Create Procedures for Waiver Requests in the MIN Mixed Income Neighborhoods Overlay District. (Presented by Matt Wysong)

On January 18, 2022, Bill No. 210663, "Mixed Income Neighborhoods," was enacted. It will become effective on July 18, 2022.

Staff recommendation is for approval.

Questions and comments from the Commission (00:37:18).

Requirements for the waiver regarding regulations and the community, that's being impacted, along with market study, metrics, criteria, certificate of occupancy, and zoning code were asked by the Commission. Additionally, affordable housing and ownership.

Questions and comments from the Public (00:53:36).

Hal Sherman inquired about the affidavit and verification of market study.

Questions and comments from the Commission continued at the minute mark in video (00:55:17).

Seeing no further questions and comments from the Commission or Public, Commissioner Capita made a motion to accept staff recommendation, with further amendments and revisions, seconded by Commissioner Eiding (00:58:13).

Vice Chair polled the Commission for the vote: Commissioner Capita, Commissioner Eiding, Commissioner Gaston, Commissioner Johns, Commissioner Gonzalez, Commissioner Valle, Commissioner Castle, and Commissioner Waxman. Motion carried unanimously to approve staff recommendation, with further amendments and revisions (8-0).

6. Action Item: Final Plat Amendment for the Philadelphia Naval Yard for lot line changes to 4499 S. Broad Street. (Presented by Aaron Holly)

A lot line relocation is proposed to create a private parcel. The newly subdivided parcel encompasses Pier 1, which is leased by PAID to Moran Towing Corporation. Moran will be rehabilitating the pier and using it for the operation of their tugboats.

Staff recommendation is for approval.

Questions and comments from the Commission (01:02:20).

Chair Syrnick inquired about accessibility unto the pier and parcel.

Seeing no further questions and comments from the Commission or Public, Chair Syrnick asked for a motion at the minute mark in video (01:05:29).

Motion duly made by Commissioner Eiding and seconded by Commissioner Gonzalez to accept staff recommendation for approval.

Chair Syrnick polled the Commission for the vote: Commissioner Capita, Commissioner Eiding, Commissioner Gaston, Commissioner Johns, Commissioner Gonzalez, Commissioner Valle, Commissioner Castle, and Commissioner Waxman. Motion carried unanimously to approve staff recommendation for approval (8-0).

Chair Syrnick asked for a motion to adjourn at the minute mark in video (01:06:42).

Motion duly made by Commissioner Eiding and seconded by Commissioner Johns to adjourn the July Planning Commission.

The next Planning Commission was scheduled tentative August 18, 2022, at 1:00 p.m.

SUMMARY

1. Action Item: Approval of the Meeting Minutes for April 21, 2022.

APPROVED

2. Executive Director's Update.

- i. Items in Accord with Previous Policy

- i. Streets Bill No. 220639: Authorizing the revision of lines and grades on a portion of City Plan No. 27-S by striking from the City Plan the easterly twenty feet wide portion of Swanson Street from Wolf Street to Snyder Avenue, striking from the City Plan and vacating the legally open portion of Vandalia Street from Wolf Street to Weccacoe Avenue, and reserving and placing on the City Plan a right-of-way for sewer and drainage purposes within the portion of Swanson Street being stricken and authorizing acceptance of the grant to the City of the said right-of-way, all under certain terms and conditions, including the dedication to the City of the beds of the remaining unopened portions of Swanson Street from Wolf Street to Jackson Street and from Jackson Street to Snyder Avenue. Introduced by Councilmember Squilla on June 23, 2022.

3. Action Item: Amend PCPC's Regulations Related to Submission of Subdivision Plats (Presented by Dave Fecteau)

APPROVED

4. Action Item: Amend PCPC's Regulations Related to Submission of Landscaping Plans (Presented by Matt Wysong)

APPROVED

5. Action Item: Amend PCPC's Regulations to Create Procedures for Waiver Requests in the /MIN Mixed Income Neighborhoods Overlay District. (Presented by Matt Wysong)

STAFF RECOMMENDATIONS ACCEPTED, WITH AMENDMENTS AND REVISIONS

6. Action Item: Final Plat Amendment for the Philadelphia Naval Yard for lot line changes to 4499 S. Broad Street. (Presented by Aaron Holly)

APPROVED

Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	Sarah Chiu		7/21/2022 13:01	7/21/2022 14:07	67	Yes	United States
Yes	Brian Wenrich		7/21/2022 13:02	7/21/2022 13:07	6	Yes	United States
Yes	Brian Wenrich		7/21/2022 13:18	7/21/2022 14:07	49	Yes	United States
Yes	Brian Wenrich		7/21/2022 13:26	7/21/2022 13:42	17	Yes	United States
Yes	Hannah Chun		7/21/2022 13:00	7/21/2022 14:07	67	Yes	United States
Yes	Nathan Grace		7/21/2022 13:01	7/21/2022 14:07	66	Yes	United States
Yes	AMialanich		7/21/2022 13:04	7/21/2022 14:00	57	Yes	United States
Yes	Citizens Planning Institute		7/21/2022 13:07	7/21/2022 14:07	60	Yes	United States
Yes	Call-In User_1		7/21/2022 13:55	7/21/2022 14:07	12	Yes	United States
Yes	Toki Rehder		7/21/2022 13:02	7/21/2022 13:39	38	Yes	United States
Yes	Toki Rehder		7/21/2022 13:59	7/21/2022 14:06	8	Yes	United States
Yes	Letitia McNeil	letitia.mcneil@phila.gov	7/21/2022 13:04	7/21/2022 14:07	63	Yes	United States
Yes	Markus Kern		7/21/2022 13:02	7/21/2022 14:07	65	Yes	United States
Yes	Robin Pointer		7/21/2022 13:03	7/21/2022 14:02	60	Yes	United States
Yes	Greg Danks 811		7/21/2022 13:00	7/21/2022 14:07	67	Yes	United States
Yes	Amber Doan Nguyen		7/21/2022 13:01	7/21/2022 13:10	9	Yes	United States
Yes	12674748784		7/21/2022 13:07	7/21/2022 13:17	11	Yes	United States
Yes	novilette		7/21/2022 13:08	7/21/2022 14:07	60	Yes	United States
Yes	Leena		7/21/2022 13:00	7/21/2022 14:07	67	Yes	United States
Yes	Ron Patterson		7/21/2022 13:00	7/21/2022 13:10	10	Yes	United States
Yes	Jasmine Wallack		7/21/2022 13:06	7/21/2022 13:59	53	Yes	United States
Yes	mina monavarian		7/21/2022 13:19	7/21/2022 14:07	48	Yes	United States
Yes	M C Armstead		7/21/2022 13:09	7/21/2022 13:18	9	Yes	United States
Yes	Ben Schmidt		7/21/2022 13:01	7/21/2022 14:07	66	Yes	United States
Yes	Sarah Banh		7/21/2022 13:21	7/21/2022 14:07	46	Yes	United States
Yes	Patrick Eiding	peiding@philaficio.org	7/21/2022 13:02	7/21/2022 13:06	4	Yes	United States
Yes	Patrick Eiding	peiding@philaficio.org	7/21/2022 13:07	7/21/2022 13:07	1	Yes	United States
Yes	Kevin Liu		7/21/2022 13:00	7/21/2022 14:07	67	Yes	United States
Yes	Jonathan Goins		7/21/2022 13:22	7/21/2022 14:07	45	Yes	United States
Yes	Laura.Spina		7/21/2022 13:01	7/21/2022 14:06	65	Yes	United States
Yes	Jeffrey Abramowitz# JEVS		7/21/2022 13:01	7/21/2022 13:07	6	Yes	United States
Yes	Chenxin.Shao		7/21/2022 13:00	7/21/2022 13:02	3	Yes	United States
Yes	Eloise Young		7/21/2022 13:00	7/21/2022 14:07	67	Yes	United States
Yes	Adrian Wilmer		7/21/2022 13:00	7/21/2022 14:07	68	Yes	United States
Yes	Hal Schirmer		7/21/2022 13:08	7/21/2022 13:37	29	Yes	United States
Yes	Hal Schirmer		7/21/2022 13:40	7/21/2022 13:58	19	Yes	United States
Yes	Hal Schirmer		7/21/2022 13:37	7/21/2022 13:40	3	Yes	United States
Yes	Samantha Shasanya		7/21/2022 13:00	7/21/2022 14:07	67	Yes	United States
Yes	Brianna Thornhill		7/21/2022 13:00	7/21/2022 14:07	67	Yes	United States
Yes	David Kanthor# PCPC		7/21/2022 13:02	7/21/2022 14:07	65	Yes	United States
Yes	Nathan Hauser		7/21/2022 13:00	7/21/2022 14:07	67	Yes	United States
Yes	Jametta Johnson		7/21/2022 13:09	7/21/2022 14:07	58	Yes	United States

Yes	Shelvia Williams# Community Engagement Officer		7/21/2022 13:00	7/21/2022 13:27	28	Yes	United States
Yes	Shelvia Williams# Community Engagement Officer		7/21/2022 13:28	7/21/2022 13:53	25	Yes	United States
Yes	Meghan Sack The Chamber		7/21/2022 13:33	7/21/2022 14:00	28	Yes	United States
Yes	Celeste Hardester		7/21/2022 13:00	7/21/2022 13:32	32	Yes	United States
Yes	EBruce		7/21/2022 13:06	7/21/2022 14:07	62	Yes	United States
Yes	Chenxin Shao		7/21/2022 13:01	7/21/2022 14:07	66	Yes	United States
Yes	Kacie Liss		7/21/2022 13:35	7/21/2022 14:06	31	Yes	United States