

PHILADELPHIA CITY PLANNING COMMISSION

MEETING VIA ZOOM

MINUTES OCTOBER 20, 2022

PRESENT:

Joseph Syrnick, Vice Chair

Cheryl L. Gaston

Marisa Waxman

Michael Johns

Garlen Capita

Charlotte Castle

Anne Nadol

Patrick Eiding

Maria Gonzalez

Eleanor Sharpe

NOT PRESENT:

Ximena Valle

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

Greg Waldman, 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.

Mr. Waldman turned the meeting over to the Commission Chair, to begin the meeting.

1. Action Item: Approval of the Meeting Minutes for May 19, 2022.

Seeing no questions or comments from the Commission, Chair Fadullon asked for a motion at the minute mark in video (00:02:26:).

Motion duly made by Commissioner Johns and seconded by Commissioner Capita to approve the May Minutes. Motion carried unanimously to approve the Minutes, with no nays (9-0).

2. Executive Director's Update.

New staff introduced and welcomed – Daniel Farrell

Recruitment for City Planners – Job applications was opened from October 31st through November 18, 2022

Information session – Monday, November 7, 2022, at 5 pm
Applied at: www.phila.gov/jobs

Next Civic Design Review Meeting

- Tuesday, November 1st at 1:00 p.m.

Next City Planning Commission Meeting

- Thursday, November 17th at 1:00 p.m.

Items in Accord with Previous Policy

- i. Zoning Bill No. 220770: To amend the Philadelphia Zoning Maps by changing the measurements of zoning designations of certain areas of land located within an area bounded by Cottman Avenue, Oxford Avenue, Tyson Avenue, Rising Sun Avenue, Glenview Street, Bingham Street, Kerper Street, Rising Sun Avenue, Unruh Avenue, Martins Mill Road, City Boundary, and Hasbrook Avenue. Introduced by Councilmember Jones on behalf of Council President Clarke on September 29, 2022.

Earlier this year, Bill 220445 was passed which remapped an area of the Burholme neighborhood. After the bill was passed, issues with the measurements on the corresponding zoning and parcel maps for this bill were discovered that needed to be corrected. This Bill, 220770, addresses these issues only, and there are no other proposed changes to the zoning designations.

- ii. Streets Bill No. 220771: Authorizing the striking from City Plan No. 45-S and abandonment of a certain right-of-way reserved for water main and gas main purposes extending from Seventeenth Street to Eighteenth Street, north of Hartranft Street, under certain terms and conditions. Introduced by Councilmember Jones on behalf of Councilmember Johnson on September 29, 2022.

This Streets Bill includes the following action: Strike from City Plan No. 45-S and abandon a right-of-way reserved for water main and gas main purposes, within the lines of a portion of former Geary Street and extending from 17th Street to 18th Street, north of Hartranft Street

- iii. Streets Bill No. 220735: Authorizing the revision of lines and grades on a portion of City Plan No. 120 by striking from the City Plan and vacating Sharswood Street and Harlan Street, each from Twenty-Second Street to Twenty-Third Street; and reserving and placing on the City Plan rights-of-way for sewer and drainage purposes and gas main purposes, such as may be necessary, within the lines of the said streets being stricken, and authorizing acceptance of the grant to the City of the said rights-of-way, all under certain terms and conditions. Introduced by Councilmember Jones on behalf of Council President Clarke on September 15, 2022.

This Streets Bill includes the following actions:

- a) Striking and vacating from the City Plan Sharswood Street and Harlan Street, each from Twenty-Second Street to Twenty- Third Street.
- b) Reserving and placing on the City Plan a right-of-way for sewer and drainage purposes within the lines of the streets being stricken.

Staff recommendation is for approval.

3. Review and Comment: Nomination of the Powelton Village Historic District to the Philadelphia Register of Historic Places (Laura Dipasquale Zupan, Philadelphia Historical Commission)

Pursuant to Section 14-1004(4) of the Philadelphia Code, during the 60 days prior to a Historical Commission hearing on designation of a particular historic district, the Planning Commission shall review and comment on creation of the district and transmit its comments to the Historical Commission to assist the Historical Commission in making its determination.

Questions and comments from the Commission (00:11:24).

Commissioner Johns and Ms. Zupan discussed the if all properties were included within the boundaries.

Questions and comments from the Public (00:13:54).

Judith Robinson commented on the Directors Report regarding Harlan Street – Bill No. 220735.

Additional comments about preserving historic properties and rezoning, were made by Gabriel Gottlieb, Cathy Dowdle, and Hal Sherman. The Commission and Public comments ended at (00:20:14).

4. Action Item: Zoning Bill No. 220661: To amend Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by revising certain provisions of Chapter 14-500, entitled "Overlay Zoning Districts," by creating the "/YOD, Yorktown Neighborhood Overlay District," all under certain terms and conditions. Introduced by Councilmember Jones on behalf of Council President Clarke on September 15, 2022. (Presented by David Fecteau).

This Bill limits the height of new buildings, and the height of building additions, and prohibits roof decks.

The Bill does not distinguish between residential use and residential zoning.

- Three overlays currently cover either all or part of Yorktown (/VDO Fifth District, /NCP North Central Philadelphia, and /GAO Girard Avenue Overlay).
- GAO Girard Avenue Overlay currently limits all parcels to 38 feet tall regardless of base zoning.
- Base zoning of RSA-5 and RM-1 currently limits building height to 38-feet tall.
- The height of the existing residential buildings varies from two stories to three stories or more.
- The goal of the overlay cannot be accomplished with a base zoning change to RSA-6.

Staff recommendation is for approval.

- 5. Action Item: Zoning Bill No. 220662: To amend Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by revising certain provisions of Chapter 14-500, entitled "Overlay Zoning Districts," by creating the "/NHO, Nehemiah Homes Overlay District," all under certain terms and conditions. Introduced by Councilmember Jones on behalf of Council President Clarke on September 15, 2022. (Presented by David Fecteau).**

This Bill limits the height of new buildings, and the height of building additions, and prohibits roof decks.

The Bill does not distinguish between residential use and residential zoning.

- Three overlays currently cover either all or part of Yorktown (/VDO Fifth District, /NCP North Central Philadelphia, and /GAO Girard Avenue Overlay)
- /GAO Girard Avenue Overlay currently limits all parcels to 38 feet tall regardless of base zoning.
- Base zoning of RSA-5 and CMX-1 currently limits building height to 38 feet tall.
- The height of existing residential buildings varies from two stories to three stories.
- The goal of the overlay cannot be accomplished with a base zoning change to RSA-6.
- The boundary of this overlay, as written, does not close. To make the bill enforceable, the boundary must be amended.

Staff recommendation is for approval with amendments.

- 6. Action Item: Zoning Bill No. 220658: To amend Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by revising certain provisions of Chapter 14-500, entitled "Overlay Zoning Districts," by creating the "/NBO, Nelson Brown People's Village Overlay District," all under certain terms and conditions. Introduced by Councilmember Jones on behalf of Council President Clarke September 15, 2022. (Presented by David Fecteau).**

This Bill limits the height of new buildings, and the height of building additions, and prohibits roof decks.

The Bill does not distinguish between residential use and residential zoning.

- Two overlays currently cover either all or part of People's Village Overlay (/VDO Fifth District and the /NCP North Central Philadelphia).
- Base zoning of RSA-5 currently limits building height to 38 feet tall.
- The height of the existing residential buildings is two stories.
- The goal of the overlay can be accomplished with a base zoning change to RSA-6.
- The prohibition on roof decks can be placed into the /NCP North Central Philadelphia Overlay

Staff recommendation is not for approval.

Chair Fadullon and Mr. Fecteau clarified that there were predominantly existing buildings, with a few parcels for new development. (00:37:05).

Questions and comments from the Commission (00:40:02).

Mr. Fecteau, Chair Fadullon and members of the Commission discussed subdivision lot, rezoning, lot size, current overlays, balconies according to the code, innovation and design, and timeline.

Questions and comments from the Public (00:48:42).

Judith Robinson and Gabriel Gottlieb spoke again to request civic engagement, express concerns about the zoning code, and height density.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion on all three Bills at the minute mark in video (00:53:42/00:54:47).

Zoning Bill No. 220661

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

Chair Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Waxman, Commissioner Johns, Commissioner Capita, Commissioner Syrnick, Commissioner Castle, Commissioner Nadol, Commissioner Eiding, and Commissioner Gonzalez. Motion carried unanimously to approve staff recommendation for approval (9-0).

Zoning Bill No. 220662

Motion duly made by Commissioner Johns and seconded by Commissioner Gaston to accept staff recommendation for approval with amendments, but to exclude the proposed amendment to include eliminating balconies from the legislation.

Chair Fadullon explained the amendment for prohibition of the balconies (00:58:17)

Chair Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Waxman, Commissioner Johns, Commissioner Capita, Commissioner Syrnick, Commissioner Castle, Commissioner Nadol, and Commissioner Gonzalez. Motion carried to approve staff recommendation for approval with amendments, but to exclude the proposed amendment to include eliminating balconies from the legislation (8-1).

Commissioner Eiding abstained from this item.

Zoning Bill No. 220658

Motion duly made by Commissioner Capita and seconded by Commissioner Johns to accept staff recommendation of not for approval.

Chair Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Waxman, Commissioner Johns, Commissioner Capita, Commissioner Syrnick, Commissioner Castle, Commissioner Nadol, and Commissioner Eiding, and Commissioner Gonzalez. Motion carried to approve staff recommendation of not for approval (9-0).

- 7. Action Item: Zoning Bill No. 220769: Authorizing Animal Husbandry Use on a certain location within an area bounded by Reservoir Drive, Fountain Green Drive, Kelly Drive, Girard Avenue, and 33rd Street, all under certain terms and conditions. Introduced by Councilmember Jones on behalf of Council President Clarke on September 29, 2022. (Presented by David Fecteau).**

This Bill will facilitate the move of the Fletcher Street riding stables to Fairmount Park. The stables serve youth in Strawberry Mansion. They are located at 26th and Fletcher Street and need to relocate to make way for an affordable housing development.

Staff recommendation is for approval.

Questions and comments from the Commission (01:04:18).

Commissioner Syrnick wanted to know about the dimensions. zoning classification

Questions and comments from the Public (01:07:02).

Judith Robinson requested community participation, use of the land, and parking/land study.

Chair Fadullon and Mr. Fecteau discussed Ms. Robinson concerns about community engagement (01:12:21)

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (01:13:02).

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

Chair Fadullon polled the Commission for the vote: Commissioner Waxman, Commissioner Johns, Commissioner Capita, Commissioner Castle, Commissioner Nadol, Commissioner Eiding, and Commissioner Gonzalez. Motion carried to approve staff recommendation for approval (7-2).

Commissioner Gaston abstained, and Commissioner Syrnick voted nay on this item.

- 8. Action Item: Zoning Bill No. 220776: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Cottman Avenue, the Montgomery County Line, the Bucks County Line, Interstate 95, Grant Avenue, and Roosevelt Boulevard. Introduced by Councilmember O’Neill on September 29, 2022. (Presented by Keith Davis).**

The purpose of this Bill is to prevent the redevelopment of these lots for mixed-use development projects that are deemed to be incompatible with the character of Council District 10 by rezoning all CMX-2 sites to CMX-1. With the exception of a single CMX-4 site, of the 6 categories of CMX zoning types, only CMX-1 would remain in Council District 10 as a result of this rezoning. CMX-1 zoning does not require a commercial use

Staff recommendation is not for approval.

Questions and comments from the Commission (01:23:04).

Commissioner Gonzalez and Commissioner Gaston spoke on the lack of support for small businesses, and commercial and residential zoning changes.

Questions and comments from the Public (01:28:14).

Judith Robinson commented on the new zoning code and Councilman O’Neill.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (01:30:47).

Motion duly made by Commissioner Eiding and seconded by Commissioner Gonzalez to accept staff recommendation of not for approval.

Chair Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Waxman, Commissioner Johns, Commissioner Capita, Commissioner Syrnick, Commissioner Castle, Commissioner Nadol, Commissioner Eiding, and Commissioner Gonzalez. Motion carried to approve staff recommendation of not for approval (9-0).

- 9. Action Item: Streets Bill No. 220741: Authorizing the plotting upon City Plan No. 388 of a right-of-way for various public utility purposes in the vicinity of the intersection of West Crown Avenue and Morrell Avenue, under certain terms and conditions. Introduced by Councilmember O’Neill on September 22, 2022. (Presented by Sarah Chiu).**

This Streets Bill includes the following action:

- a) Plotting on City Plan a 20’ wide right-of-way for public utilities servicing the new golf course.

The Country Club is proposing a new 9-hole golf course and a training facility in the area behind Michelle playground and the school property. In addition to the public utility right-of-way, a 44’ wide maintenance easement area is being proposed at the former street bed of Fordham Road, to connect West Crown Ave to the golf course property.

This easement will allow access for construction of the golf course/training facility, and for the groundkeepers; it is not for public access.

The development for the golf course's expansion and the training center was approved under ZP-2021- 014003. It went to the Zoning Board for heritage trees removal and for an expansion of the use. The special exceptions were granted.

Staff recommendation is for approval.

Seeing no questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (01:35:17).

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

Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Waxman, Commissioner Johns, Commissioner Capita, Commissioner Syrnick, Commissioner Castle, Commissioner Nadol, Commissioner Eiding, and Commissioner Gonzalez. Motion carried to approve staff recommendation for approval (9-0).

- 10. Action Item: Streets Bill No. 220772: Authorizing the revision of lines and grades on a portion of City Plan No. 308 by striking from the City Plan and vacating Naudain Street from Fifteenth Street to its terminus eastwardly therefrom and striking from the City Plan and abandoning a right-of-way for drainage, water main, and gas main purposes which extends eastwardly from the said terminus of Naudain Street, under certain terms and conditions. Introduced by Councilmember Jones, Jr., on behalf of Councilmember Johnson on September 29, 2022. (Presented by Ian Litwin).**

Naudain South Associates, LLC is proposing to strike and vacate these two portions of Naudain Street from the City Plan. It is anticipated that no easements or rights-of-way will be needed once this striking occurs. Although there are some utilities within this area, there are no permanent facilities or utilities that service properties other than those controlled by Naudain South Associates, LLC or other related entities.

Staff recommendation is for approval.

Questions and comments from the Commission (01:39:03).

At the request of Commissioner Syrnick, Mr. Litwin clarified the proposed action for the development.

Questions and comments from the Public (01:40:07).

Judith Robinson shared experience with First District Health Center and suggested protégé programs for the youth.

Chair Fadullon and Commissioner Johns mentioned that the building was historic and that it would be preserved and incorporated into the redevelopment plan (01:41:27)

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (01:41:47).

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

Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Waxman, Commissioner Johns, Commissioner Capita, Commissioner Syrnick, Commissioner Castle, Commissioner Nadol, Commissioner Eiding, and Commissioner Gonzalez. Motion carried to approve staff recommendation for approval (9-0).

11. Action Item: Streets Bill No. 220775: Authorizing the revision of lines and grades on a portion of City Plan No. 291 by striking from the City Plan and vacating the legally open portion of Shelmire Avenue from State Road to the centerline of the Philadelphia and Trenton Railroad, under certain terms and conditions. Introduced by Councilmember Driscoll on September 29, 2022. (Presented by Sarah Chiu).

This Streets Bill includes the following action: a) To strike from the City Plan and vacate the legally open portion of Shelmire Avenue from State Road to the centerline of the Philadelphia and Trenton Railroad. The adjacent owner has requested the striking and vacating of this street to remove it as an encumbrance on the underlying property and clarify ownership of the affected area.

Staff recommendation is for approval.

Questions and comments from the Commission (01:45:03).

At the request of Commissioner Gaston, Ms. Chiu explained the Commission vote on the revision of the lines and grids only, with no comments on ownership of the parcel.

Seeing no further questions and comments from the Commission or Public, Chair Fadullon asked for a motion at the minute mark in video (01:45:56).

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

Fadullon polled the Commission for the vote: Commissioner Gaston, Commissioner Waxman, Commissioner Johns, Commissioner Capita, Commissioner Syrnick, Commissioner Castle, Commissioner Nadol, Commissioner Eiding, and Commissioner Gonzalez. Motion carried to approve staff recommendation for approval (9-0).

Chair Fadullon asked for a motion to adjourn at the minute mark in video (01:46:49).

Motion duly made by Commissioner Eiding and seconded by Commissioner Nadol to adjourn the October Planning Commission. This concluded the October Planning Commission.

The next Planning Commission was scheduled for November 17, 2022, at 1:00 p.m.

SUMMARY

1. Action Item: Approval of the Meeting Minutes for May 19, 2022.

APPROVED

2. Executive Director's Update.

Items in Accord with Previous Policy

- i. Zoning Bill No. 220770: To amend the Philadelphia Zoning Maps by changing the measurements of zoning designations of certain areas of land located within an area bounded by Cottman Avenue, Oxford Avenue, Tyson Avenue, Rising Sun Avenue, Glenview Street, Bingham Street, Kerper Street, Rising Sun Avenue, Unruh Avenue, Martins Mill Road, City Boundary, and Hasbrook Avenue. Introduced by Councilmember Jones on behalf of Council President Clarke on September 29, 2022.
- ii. Streets Bill No. 220771: Authorizing the striking from City Plan No. 45-S and abandonment of a certain right-of-way reserved for water main and gas main purposes extending from Seventeenth Street to Eighteenth Street, north of Hartranft Street, under certain terms and conditions. Introduced by Councilmember Jones on behalf of Councilmember Johnson on September 29, 2022.
- iii. Streets Bill No. 220735: Authorizing the revision of lines and grades on a portion of City Plan No. 120 by striking from the City Plan and vacating Sharswood Street and Harlan Street, each from Twenty-Second Street to Twenty-Third Street; and reserving and placing on the City Plan rights-of-way for sewer and drainage purposes and gas main purposes, such as may be necessary, within the lines of the said streets being stricken, and authorizing acceptance of the grant to the City of the said rights-of-way, all under certain terms and conditions. Introduced by Councilmember Jones on behalf of Council President Clarke on September 15, 2022.

3. Review and Comment: Nomination of the Powelton Village Historic District to the Philadelphia Register of Historic Places (Laura Dipasquale Zupan, Philadelphia Historical Commission)

REVIEW AND COMMENT ONLY

4. Action Item: Zoning Bill No. 220661: To amend Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by revising certain provisions of Chapter 14-500, entitled "Overlay Zoning Districts," by creating the "/YOD, Yorktown Neighborhood Overlay District," all under certain terms and conditions. Introduced by Councilmember Jones on behalf of Council President Clarke on September 15, 2022. (Presented by David Fecteau).

APPROVED

5. Action Item: Zoning Bill No. 220662: To amend Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by revising certain provisions of Chapter 14-500, entitled "Overlay Zoning Districts," by creating the "/NHO, Nehemia Homes Overlay District," all under certain terms and conditions. Introduced by Councilmember Jones on behalf of Council President Clarke on September 15, 2022. (Presented by David Fecteau).

APPROVED WITH AMENDMENTS, BUT TO EXCLUDE THE PROPOSED AMENDMENT TO INCLUDE ELIMINATING BALCONIES FROM THE LEGISLATION

6. Action Item: Zoning Bill No. 220658: To amend Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by revising certain provisions of Chapter 14-500, entitled "Overlay Zoning Districts," by creating the "/NBO, Nelson Brown People's Village Overlay District," all under certain terms and conditions. Introduced by Councilmember Jones on behalf of Council President Clarke September 15, 2022. (Presented by David Fecteau).

STAFF RECOMMENDATION OF NOT FOR APPROVAL, WAS APPROVED

7. Action Item: Zoning Bill No. 220769: Authorizing Animal Husbandry Use on a certain location within an area bounded by Reservoir Drive, Fountain Green Drive, Kelly Drive, Girard Avenue, and 33rd Street, all under certain terms and conditions. Introduced by Councilmember Jones on behalf of Council President Clarke on September 29, 2022. (Presented by David Fecteau).

APPROVED

8. Action Item: Zoning Bill No. 220776: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Cottman Avenue, the Montgomery County Line, the Bucks County Line, Interstate 95, Grant Avenue, and Roosevelt Boulevard. Introduced by Councilmember O'Neill on September 29, 2022. (Presented by Keith Davis).

STAFF RECOMMENDATION OF NOT FOR APPROVAL, WAS APPROVED

9. Action Item: Streets Bill No. 220741: Authorizing the plotting upon City Plan No. 388 of a right-of-way for various public utility purposes in the vicinity of the intersection of West Crown Avenue and Morrell Avenue, under certain terms and conditions. Introduced by Councilmember O'Neill on September 22, 2022. (Presented by Sarah Chiu).

APPROVED

10. Action Item: Streets Bill No. 220772: Authorizing the revision of lines and grades on a portion of City Plan No. 308 by striking from the City Plan and vacating Naudain Street from Fifteenth Street to its terminus eastwardly therefrom and striking from the City Plan and abandoning a right-of-way for drainage, water main, and gas main purposes which extends eastwardly from the said terminus of Naudain Street, under certain terms and conditions. Introduced by Councilmember Jones on behalf of Councilmember Johnson on September 29, 2022. (Presented by Ian Litwin).

APPROVED

11. Action Item: Streets Bill No. 220775: Authorizing the revision of lines and grades on a portion of City Plan No. 291 by striking from the City Plan and vacating the legally open portion of Shelmire Avenue from State Road to the centerline of the Philadelphia and Trenton Railroad, under certain terms and conditions. Introduced by Councilmember Driscoll on September 29, 2022. (Presented by Sarah Chiu).

APPROVED

Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	Greg Danks		10/20/2022 13:01	10/20/2022 13:21	20	Yes	United States
Yes	mina monavarian		10/20/2022 13:01	10/20/2022 14:48	107	Yes	United States
Yes	Brianna Thornhill		10/20/2022 13:01	10/20/2022 14:48	107	Yes	United States
Yes	Dallas Herbert		10/20/2022 13:01	10/20/2022 13:22	21	Yes	United States
Yes	David Kanthor		10/20/2022 13:53	10/20/2022 14:48	56	Yes	United States
Yes	Jack Conviser# Philadelphia City Planning Commission Staff		10/20/2022 13:07	10/20/2022 14:48	101	Yes	United States
Yes	Jametta Johnson		10/20/2022 13:01	10/20/2022 14:48	107	Yes	United States
Yes	Sarah Banh		10/20/2022 13:02	10/20/2022 13:48	47	Yes	United States
Yes	Letitia McNeil	letitia.mcneil@phila.gov	10/20/2022 13:28	10/20/2022 14:48	80	Yes	United States
Yes	Gabriel Gottlieb		10/20/2022 13:01	10/20/2022 14:12	72	Yes	United States
Yes	Mt Vernon Manor CDC		10/20/2022 13:01	10/20/2022 13:59	58	Yes	United States
Yes	Patrick Eiding	peiding@philaficio.org	10/20/2022 13:04	10/20/2022 13:06	2	Yes	United States
Yes	Patrick Eiding	peiding@philaficio.org	10/20/2022 13:07	10/20/2022 13:08	1	Yes	United States
Yes	Lucky# Community Outreach and External Affairs		10/20/2022 13:01	10/20/2022 14:44	103	Yes	United States
Yes	Mason Austin		10/20/2022 13:02	10/20/2022 14:48	106	Yes	United States
Yes	Jake Blumgart		10/20/2022 13:10	10/20/2022 14:33	83	Yes	United States
Yes	Matt Wysong (PCPC Staff)		10/20/2022 13:21	10/20/2022 14:48	88	Yes	United States
Yes	Laura Spina		10/20/2022 13:11	10/20/2022 14:37	87	Yes	United States
Yes	George Poulin		10/20/2022 13:49	10/20/2022 14:09	21	Yes	United States
Yes	Bruce Bohri		10/20/2022 13:15	10/20/2022 14:48	93	Yes	United States
Yes	Aaron Holly		10/20/2022 13:01	10/20/2022 14:48	107	Yes	United States
Yes	Kacie Liss		10/20/2022 13:01	10/20/2022 14:48	107	Yes	United States
Yes	Ben Schmidt# PCPC		10/20/2022 13:05	10/20/2022 13:36	31	Yes	United States
Yes	Ben Schmidt# PCPC		10/20/2022 13:54	10/20/2022 14:48	54	Yes	United States
Yes	Alex Smith		10/20/2022 13:17	10/20/2022 14:48	92	Yes	United States
Yes	Judith Robinson		10/20/2022 13:01	10/20/2022 14:48	108	Yes	United States
Yes	Ron Bednar (PCPC Staff)		10/20/2022 13:15	10/20/2022 14:48	94	Yes	United States
Yes	jonathangoins		10/20/2022 13:07	10/20/2022 13:51	45	Yes	United States
Yes	jonathangoins		10/20/2022 13:52	10/20/2022 13:54	2	Yes	United States
Yes	jonathangoins		10/20/2022 13:53	10/20/2022 14:00	7	Yes	United States
Yes	jonathangoins		10/20/2022 14:17	10/20/2022 14:33	17	Yes	United States
Yes	gia bui		10/20/2022 14:43	10/20/2022 14:48	6	Yes	United States
Yes	John Haak - Phila City Plng Comm		10/20/2022 13:11	10/20/2022 14:48	98	Yes	United States
Yes	Citizens Planning Institute		10/20/2022 13:01	10/20/2022 14:48	107	Yes	United States
Yes	Samantha Niven		10/20/2022 14:07	10/20/2022 14:48	41	Yes	United States
Yes	Nathan Grace (PCPC)		10/20/2022 13:02	10/20/2022 14:48	107	Yes	United States
Yes	Daniel Farrell		10/20/2022 13:12	10/20/2022 14:48	96	Yes	United States
Yes	Krishna Suri		10/20/2022 13:45	10/20/2022 14:17	32	Yes	United States
Yes	Kathy Dowdell		10/20/2022 13:01	10/20/2022 13:22	21	Yes	United States
Yes	bryanhawn		10/20/2022 13:01	10/20/2022 14:13	73	Yes	United States
Yes	Nicole Ozdemir (she/her)		10/20/2022 13:01	10/20/2022 14:48	107	Yes	United States
Yes	Brian Wenrich		10/20/2022 13:02	10/20/2022 14:48	107	Yes	United States
Yes	Olga H		10/20/2022 13:04	10/20/2022 13:08	4	Yes	United States
Yes	Olga H		10/20/2022 13:08	10/20/2022 13:08	1	Yes	United States
Yes	Hal Schirmer Esq.		10/20/2022 13:01	10/20/2022 13:45	45	Yes	United States
Yes	Bao Dang		10/20/2022 13:57	10/20/2022 14:48	51	Yes	United States