

PHILADELPHIA CITY PLANNING COMMISSION

MEETING VIA ZOOM

MINUTES MARCH 16, 2023

PRESENT:

Joseph Syrnick, Vice Chair

Michael Johns

Maria Gonzalez

Ximena Valle

Garlen Capita

Dawn Summerville

Cheryl L. Gaston

Catherine Lamb

Aubrey Powers

Martine DeCamp – Deputy Executive Director

NOT PRESENT:

Patrick Eiding

*Chair Fadullon called the Philadelphia City Planning Commission to order at (01:01:27).*

*Matt Wysong, 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](mailto:Planning@phila.gov).*

*This meeting will be recorded and posted to our website.*

*Mr. Wysong turned the meeting over to the Commission Chair, to begin the meeting.*

## 1. Executive Director's Update.

### Next Civic Design Review Meeting

- Tuesday, April 4<sup>th</sup> at 1:00 p.m.

### Next City Planning Commission Meeting

- Thursday, April 20<sup>th</sup> at 1:00 p.m.

#### i. Item in Accord with Previous Policy

- i. Zoning Bill No. 230132: Amending Chapter 14-600 of The Philadelphia Code ("Use Regulations") to clarify that the sale of marijuana for recreational use is not included in the Medical Marijuana Dispensary use category, under certain terms and conditions. Introduced by Councilmembers Jones and O'Neill on February 23, 2023.

Council wishes to restrict marijuana dispensaries to only medical use amidst rumored discussions in the General Assembly of possibly allowing recreational marijuana to be distributed in the Commonwealth

In 2016, Council added a definition to the Zoning Code for medical marijuana dispensaries, with Bill No. 160919. This bill established a medical marijuana dispensary as "A person who holds a permit issued by the Department of Health of the Commonwealth pursuant to the Act of April 17, 2016, P.L. 84, No. 16, to dispense medical marijuana." The Commission recommended approval of that bill.

This Bill adds language prohibiting recreational marijuana. Since recreational marijuana is already illegal, Philadelphia's Code will still comply with Pennsylvania statutes.

Staff notes, however, that despite legalization of marijuana sales and distribution in Pennsylvania and other states, marijuana is still regulated solely by the U.S. Drug Enforcement Agency. As such, it remains illegal everywhere in the United States.

Staff recommendation is for approval.

- 2. Action Item: Zoning Bill No. 230107: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by 63rd Street, Callowhill Street, Felton Street and Vine Street. Introduced by Councilmember Jones on February 16, 2023. (Presented by Brian Wenrich)**

This remapping was requested by Boy's Latin of Philadelphia Charter School for the purpose of implementing SP-CIV Civic, Educational, and Medical zoning for the school campus at 63rd Street.

Staff recommendation is for approval.

*Chair Fadullon noted for the record that it was one of the first rezoning the Commission had seen to properly map the schools that are in residential districts (00:06:06).*

*Questions and comments from the Commission (00:06:21).*

Commissioner Valle inquired about the vision for a greater initiative and effort.

Seeing no further questions and comments from the Commission, Chair Fadullon asked for a motion at the minute mark in video (00:08:03).

*Motion duly made by Commissioner Syrnick and seconded by Commissioner Summerville to approve staff recommendation for approval.*

*Chair Fadullon polled the Commission for the vote: Commissioner Johns, Commissioner Gaston, Commissioner Syrnick, Commissioner Gonzalez, Commissioner Valle, Commissioner Capita, Commissioner Summerville, Commissioner Lamb, and Commissioner Powers.*

*Motion carried unanimously to approve staff recommendation for approval (9-0).*

- 3. Action Item: Streets Bill No. 230128: Authorizing the revision of lines and grades on a portion of City Plan No. 125 by placing on the City Plan Boston Place from Tenth Street to Eleventh Street, north of York Street, under certain terms and conditions, including the dedication to the City of the bed of said Boston Place. Introduced by Councilmember Jones on behalf of Council President Clarke on February 23, 2023. (Presented by Daniel Farrell)**

PHA requested an amendment to the City Plan to place Boston Place from N 10th Street to N 11th Street, north of York Street. PHA is redeveloping the PHA Fairhill superblock. The new street would break up the superblock and reconnect the street grid. This would create a new northern and southern block for the PHA Fairhill site.

Staff recommendation is for approval.

*Questions and comments from the Commission (00:11:03).*

Commissioner Capita, Commissioner Johns, and Chair Fadullon commended the project.

Seeing no further questions and comments from the Commission, Chair Fadullon Asked for a motion at the minute mark in video (00:11:40).

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

*Chair Fadullon polled the Commission for the vote: Commissioner Johns, Commissioner Gaston, Commissioner Synchron, Commissioner Gonzalez, Commissioner Valle, Commissioner Capita, Commissioner Summerville, Commissioner Lamb, and Commissioner Powers.*

*Motion carried unanimously to approve staff recommendation for approval (9-0).*

*Chair Fadullon asked for a motion to adjourn at the minute mark in video (00:12:30).*

*Motion duly made by Commissioner Capita and seconded by the Commissioner.*

The next Planning Commission was scheduled for April 20, 2023, at 1:00 p.m.

## SUMMARY

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1. Executive Director's Update.

i. Item in Accord with Previous Policy

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2. Action Item: Zoning Bill No. 230107: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by 63rd Street, Callowhill Street, Felton Street and Vine Street. Introduced by Councilmember Jones on February 16, 2023. (Presented by Brian Wenrich)

**APPROVED**

3. Action Item: Streets Bill No. 230128: Authorizing the revision of lines and grades on a portion of City Plan No. 125 by placing on the City Plan Boston Place from Tenth Street to Eleventh Street, north of York Street, under certain terms and conditions, including the dedication to the City of the bed of said Boston Place. Introduced by Councilmember Jones on behalf of Council President Clarke on February 23, 2023. (Presented by Daniel Farrell)

**APPROVED**

<b>Attended</b>	<b>User Name (Original Name)</b>	<b>Email</b>
Yes	Billy Collins (he/him) - DPD Staff (Billy Collins)	billy.collins@phila.gov
Yes	Dawn Summerville	dawn.summerville@phila.gov
Yes	Ximena Valle	ximena@xvadesign.com
Yes	Cheryl Gaston	cg@sprucelaw.com
Yes	Cheryl Gaston	cg@sprucelaw.com
Yes	Cheryl Gaston	cg@sprucelaw.com
Yes	Joseph Syrnick	joseph.syrnick@srdc.net
Yes	Joseph Syrnick	joseph.syrnick@srdc.net
Yes	Paula Brumbelow	paula.brumbelow@phila.gov
Yes	Daniel Farrell	daniel.farrell@phila.gov
Yes	David Fecteau	david.fecteau@phila.gov
Yes	Leonard Reuter	leonard.reuter@phila.gov
Yes	Garlen Capita	capitag@wharton.upenn.edu
Yes	Anne Fadullon	anne.fadullon@phila.gov
Yes	Martine Decamp	martine.decamp@phila.gov
Yes	Aubrey Powers	aubrey.powers@phila.gov
Yes	Maria Gonzalez	mgonzalez@hacecdc.org
Yes	Matt Wysong	matt.wysong@phila.gov
Yes	Catherine Lamb	catherine.lamb@phila.gov
Yes	Michael Johns	mjohns@mdesigns.consulting
Yes	Eleanor Sharpe	eleanor.sharpe@phila.gov
Yes	Brian Wenrich	brian.wenrich@phila.gov

Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
3/16/2023 12:50	3/16/2023 13:14	24	Yes	United States
3/16/2023 13:02	3/16/2023 13:14	12	Yes	United States
3/16/2023 13:00	3/16/2023 13:14	14	Yes	United States
3/16/2023 12:57	3/16/2023 13:02	5	Yes	United States
3/16/2023 13:02	3/16/2023 13:08	6	Yes	United States
3/16/2023 13:08	3/16/2023 13:14	6	Yes	United States
3/16/2023 12:57	3/16/2023 12:57	1	Yes	United States
3/16/2023 12:58	3/16/2023 13:14	16	Yes	United States
3/16/2023 12:59	3/16/2023 13:14	15	Yes	United States
3/16/2023 12:54	3/16/2023 13:14	20	Yes	United States
3/16/2023 12:48	3/16/2023 13:14	26	Yes	United States
3/16/2023 13:01	3/16/2023 13:14	13	Yes	United States
3/16/2023 13:01	3/16/2023 13:14	13	Yes	United States
3/16/2023 12:55	3/16/2023 13:14	19	Yes	United States
3/16/2023 12:56	3/16/2023 13:14	18	Yes	United States
3/16/2023 13:04	3/16/2023 13:14	11	Yes	United States
3/16/2023 12:59	3/16/2023 13:14	16	Yes	United States
3/16/2023 12:56	3/16/2023 13:14	18	Yes	United States
3/16/2023 13:03	3/16/2023 13:14	11	Yes	United States
3/16/2023 12:45	3/16/2023 13:14	29	Yes	United States
3/16/2023 12:55	3/16/2023 13:14	20	Yes	United States
3/16/2023 12:58	3/16/2023 13:14	16	Yes	United States