

PHILADELPHIA CITY PLANNING COMMISSION

MEETING VIA ZOOM

MINUTES NOVEMBER 16, 2023

PRESENT:

Michael Johns, Chair Pro Tempore

Martine DeCamp

Tavare Brown

Garlen Capita

Cheryl Gaston

Dawn Summerville, Anne Nadol

Ximena Valle

Patrick Eiding

Mariele McGlazer, Aubrey Powers

Martha Cross, Eleanor Sharpe

Maria Gonzalez

NOT PRESENT:

Joseph Syrnick, Vice Chair

Martine DeCamp called the Philadelphia City Planning Commission to order at 1:00 p.m.

Jonathan Goins, 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. Goins turned the meeting over to the Interim Executive Director Martine DeCamp, to begin the meeting.

Martine DeCamp staff recognized Commissioner Johns great deal of experience in Chairing public meetings and nominated him as Chair Pro Tempore for the Commission and asked for a motion (00:04:31).

Motion duly made by Commissioner Capita and seconded by Commissioner Eiding to designate Commissioner Johns as the Commission Chair Pro Tempore.

The vote was taken by consensus.

Motion carried unanimously to approve Commissioner Johns as the Commission Chair Pro Tempore.

1. Action Item: Approval of the Meeting Minutes for July 20 and October 19, 2023.

Seeing no questions or comments from the Commission, Chairman Johns asked for a motion to approve the meeting minutes (00:05:35).

Motion duly made by Commissioner Eiding and seconded by Commissioner Capita.

The vote was taken by consensus.

Motion carried unanimously to approve the July 20th and October 19th Meeting Minutes.

2. Interim Executive Director's Update.

- I. Item for 45 Day Review: Zoning Bill No. 230779: To amend the Philadelphia Zoning Code by creating the KEA Kensington El Area Overlay. Introduced by Councilmember Driscoll on November 2, 2023.

The intended action is to enable a proposal from a private developer. PCPC Staff has no information about the proposal and is waiting to hear from the applicant and Council office regarding the requested zoning overlay text.

Martine DeCamp acknowledged and expressed gratitude to staff for their role and contribution to the Commission.

Next Civic Design Review Meeting

- Tuesday, December 5th at 1:00 p.m.

Next City Planning Commission Meeting

- Thursday, December 7th at 1:00 p.m.

3. Action Item: Bills No. 230765 and 230766: Capital Program and Capital Budget Mid-Year Amendment. Introduced by Councilmember Jones, Jr. for Council President Clarke on November 2, 2023. (Presented by Peter Barnard)

The Capital Program is the City's six-year plan for investing in its physical and technology infrastructure, community facilities, and public buildings. The Capital Program aligns with the Mayor's priorities and reflects the City's and partners' long-term commitments and plans, through efforts such as the Philadelphia2035 Comprehensive Plan, to maintain and improve public assets throughout Philadelphia. The first year of the Capital Program is the Capital Budget.

Staff recommendation is for approval.

Seeing no questions and comments from the Commission or Public, Chairman Johns asked for a motion (00:19:07).

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

Chairman Johns polled the Commission for the vote: Commissioner Brown, Commissioner Capita, Commissioner Eiding, Commissioner Gaston, Commissioner Summerville, Commissioner McGlazer, Commissioner Valle, and Commissioner Cross.

Motion carried out to approve staff recommendation for approval (8-0).

4. Action Item: Hunting Park Avenue Streets Bills

- a. Streets Bill No. 230775: Placement of drainage areas on Erie Avenue between Third and Lawrence. Introduced by Councilmember Lozada on November 2, 2023. (Presented by Matt Wysong).

Bill No. 230775: Proposed bill to authorize the plotting on City Plan of two drainage areas, located on either side of Erie Avenue between 3rd Street and Lawrence Street, and the relocation of portions of the curblines of Erie Avenue. The Pennsylvania Department of Transportation (PennDOT) has completed a project at this location to remove an existing bridge that carries Erie Avenue over a former railroad line. The space underneath the bridge was filled in, and the roadway was reconstructed. This authorization will allow the Streets Department to revise the City Plan to conform with the conditions being established by PennDOT.

- b. Streets Bill No. 230777: Placement of an irregular land area on the City Plan along Fifth Street between Hunting Park Avenue and Bristol Street. Introduced by Councilmember Lozada on November 2, 2023. (Presented by Matt Wysong).

Bill No. 230777: Proposed bill to authorize the placing on City Plan of an irregularly-shaped area along the easterly side of 5th Street, between Hunting Park Avenue and Bristol Street. The Pennsylvania Department of Transportation (PennDOT) is currently removing an existing bridge that carries 5th Street over a former railroad line. The space underneath the bridge will be filled in, and the roadway will be reconstructed. This authorization will allow the Streets Department to revise the City Plan to conform with the conditions being established by PennDOT.

Staff recommendation for Streets Bill No. 230775 and Streets Bill No. 230777 is for approval.

Seeing no questions and comments from the Commission or Public, Chairman Johns asked for a motion for Streets Bill No. 230775 (00:26:13).

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

Chairman Johns polled the Commission for the vote: Commissioner Brown, Commissioner Capita, Commissioner Eiding, Commissioner Gaston, Commissioner Summerville, Commissioner McGlazer, Commissioner Valle, and Commissioner Cross.

Motion carried to approve staff recommendation for approval (8-0).

Seeing no further questions and comments from the Commission or Public, Chairman Johns asked for a motion for Streets Bill No. 230777 (00:27:08).

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

Chairman Johns polled the Commission for the vote: Commissioner Brown, Commissioner Capita, Commissioner Eiding, Commissioner Gaston, Commissioner Summerville, Commissioner McGlazer, Commissioner Valle, and Commissioner Cross.

Motion carried to approve staff recommendation for approval (8-0).

5. **Action Item: Zoning Bill No. 230716: To approve amendments to the University of Pennsylvania Master Plan in the area bounded by Walnut Street, 33rd Street, Spruce Street, and 34th Street, related to the Stuart Weitzman Hall at 220 S. 33rd Street. Introduced by Councilmember Gauthier on October 19, 2023. (Presented by Keith Davis).**

The University of Pennsylvania proposes to renovate and build an addition to the former Morgan Building, to be renamed Weitzman Hall. The renovated building will serve the recently named Weitzman School of Design; providing space for research, offices, meetings, galleries, and labs. The proposal is considered a major amendment to the University of Pennsylvania Master Plan for two reasons: first, because it proposes > 2,500 sq ft of new occupied area, and second, because it proposes >2,500 sq ft of new gross floor Fact Sheet area. Minor amendments approved administratively since the last University of Pennsylvania SP-INS major amendment are added to the master plan table for review.

Staff recommendation is for approval.

Questions and comments from the Commission (00:32:44).

At the request of Commissioner Gaston, Mr. Davis provided clarification on what the building would be used for.

Seeing no further questions and comments from the Commission or Public, Chairman Johns asked for a motion for Streets Bill No. 230775 (00:33:34).

Motion duly made by Commissioner Valle and seconded by Commissioner Gaston to accept staff recommendation for approval.

Chairman Johns polled the Commission for the vote: Commissioner Brown, Commissioner Eiding, Commissioner Gaston, Commissioner Summerville, Commissioner McGlazer, Commissioner Valle, and Commissioner Cross.

Commissioner Capita and Commissioner Gonzalez abstained.

Motion carried to approve staff recommendation for approval (7-2).

6. **Action Item: Zoning Bill No. 230778: To approve amendments to the University of Pennsylvania Master Plan in the area bounded by Chestnut Street, 33rd Street, Walnut Street, and 34th Street, related to the Student Performing Arts Center. Introduced by Councilmember Gauthier on November 2, 2023. (Presented by Ian Hegarty).**

The University of Pennsylvania proposes to construct the Student Performing Arts Center on a triangular site at the intersection of Woodland Walk and 33rd Street. The building will include spaces for teaching, rehearsals, and student performances. The design includes a 300-seat main theater, a 125-seat studio theater with flexible performance and rehearsal capabilities, five rehearsal studios, support spaces, and a loading dock. The proposal is considered a major amendment to the University of Pennsylvania Master Plan for two reasons: first, because it proposes > 2,500 sq ft of new occupied area, and second, because it proposes >2,500 sq ft of new gross floor area. The amendment also accounts for pending amendments proposed in Bill No. 230716.

Staff recommendation is for approval.

Seeing no questions and comments from the Commission or Public, Chairman Johns asked for a motion (00:38:34).

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

Chairman Johns polled the Commission for the vote: Commissioner Brown, Commissioner Eiding, Commissioner Gaston, Commissioner Gonzalez, Commissioner Summerville, Commissioner McGlazer, Commissioner Valle, and Commissioner Cross.

Commissioner Capita abstained.

Motion carried to approve staff recommendation for approval (8-1).

7. **Action Item: Subdivision Plat for 224-226 E Mt. Airy Avenue. (Presented by Ian Hegarty)**

This is a proposed subdivision plat to divide two existing parcels into three proposed parcels. One of the proposed parcels will not have direct access to a legally open street, so this action must be approved as a plat. The purpose of creating this land-locked parcel is to preserve an existing community garden.

Staff recommendation is for approval.

Questions and comments from the Commission (00:43:37).

Commissioner Gaston requested an explanation of the project.

Questions and comments from the Public (00:45:48).

Stewart Yudas was present to answer questions.

Marlina Moore spoke in support of the community garden.

Seeing no questions and comments from the Commission or Public, Chairman Johns asked for a motion (00:47:36).

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

Chairman Johns polled the Commission for the vote: Commissioner Brown, Commissioner Capita, Commissioner Eiding, Commissioner Gaston, Commissioner Gonzalez, Commissioner Summerville, Commissioner McGlazer, Commissioner Valle, and Commissioner Cross.

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

8. Action Item: Basic Utilities Authorization Bills. Introduced by Councilmember Jones, Jr. on October 26, 2023. (Presented by Aaron Holly).

- a. Zoning Bill No. 230741: Authorizing Basic Utilities and Services use on a certain location within a section of East Fairmount Park bounded by the right-of-way of the CSX Railroad, Girard Avenue, and 33rd Street.
- b. Zoning Bill No. 230742: Authorizing Basic Utilities and Services use on a certain location within a section of West Fairmount Park bounded by Wynnefield Avenue (extended), Belmont Avenue, and Parkside Avenue.

Staff recommendation for Zoning Bill No, 230741 and Zoning Bill No. 230742 is for approval.

Questions and comments from the Commission (00:52:56).

Chairman Johns asked about the source of the pumping station.

Seeing no further questions and comments from the Commission or Public, Chairman Johns asked for a motion for Zoning Bill No. 230741 (00:54:43).

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

Chairman Johns polled the Commission for the vote: Commissioner Brown, Commissioner Capita, Commissioner Eiding, Commissioner Gaston, Commissioner Gonzalez, Commissioner Summerville, Commissioner McGlazer, Commissioner Valle, and Commissioner Cross.

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

Seeing no further questions and comments from the Commission or Public, Chairman Johns asked for a motion for Zoning Bill No. 230742 (00:55:40).

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

Chairman Johns polled the Commission for the vote: Commissioner Brown, Commissioner Capita, Commissioner Eiding, Commissioner Gaston, Commissioner Gonzalez, Commissioner Summerville, Commissioner McGlazer, Commissioner Valle, and Commissioner Cross.

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

9. **Zoning Bill No. 230743: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Queen Lane, Wissahickon Avenue, Roosevelt Boulevard (Extended), and Henry Avenue, and to amend Section 14-524 of The Philadelphia Code, entitled "/FDO, Fourth District Overlay District." Introduced by Councilmember Jones, Jr. on October 26, 2023. (Presented by Aaron Holly).**

This Zoning Bill will remap the Queen Lane Water Treatment Plant parcels from RSA-2, Residential Single-Family Attached to SP-CIV, Special Purpose Civic, Educational, and Medical. The current use as a water treatment plant is not permitted in RSA-2, and water treatment facilities are permitted use in the SP-CIV district. This remapping will enable the Philadelphia Water Department to move forward with improvement projects to the treatment plant without needing a use variance.

Staff recommendation is for approval with amendments.

Questions and comments from the Commission (01:01:56).

Commissioner Gaston inquired about the restrictions.

Questions and comments from the Public (01:03:53).

David Fecteau read a letter into the record from Diane, resident of Queen Lane followed by comments from Hilary Langer, Frances Born, Dominique Hawkins, Paul Bilia, and who either opposed or requested a delay.

Chairman Johns and Martine DeCamp discussed the process of new access roads (01:15:17), which was addressed by Laura Copeland, of the Philadelphia Water Department, (PWD) (01:18:12).

Seeing no further questions and comments from the Commission or Public, Chairman Johns asked for a motion (01:19:45).

Motion duly made by Commissioner Eiding and seconded by Commissioner Gonzalez for an additional 45-days.

Another comment was made by a representative from PWD, with further comments from members of the Commission (01:23:11).

Seeing no further questions and comments from the Commission or Public, Chairman Johns asked for a motion (01:46:05).

Motion duly made by Commissioner Capita and seconded by Commissioner Summerville to accept staff recommendation of approval with amendments.

Chairman Johns polled the Commission for the vote: Commissioner Brown, Commissioner Capita, Commissioner Gaston, Commissioner Summerville, Commissioner McGlazer, Commissioner Valle, and Commissioner Cross.

Commissioner Eiding and Commissioner Gonzalez opposed.

Motion carried to approve staff recommendation for approval with amendments (7-2).

- 10. Action Item: Zoning Bill No. 230713: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Roosevelt Boulevard, Adams Avenue, Ramona Street, Wyoming Avenue and Whitaker Avenue. Introduced by Councilmember Lozada on October 19, 2023. (Presented by Ron Bednar).**

The intended action is to change the base zoning from RSA-1, Residential Single-Family Attached to SPCIV, Special Purpose Civic. The effect will correctively zone the area known as the Lower Northeast Friends Campus by allowing civic, educational, and medical special purpose land uses to be permitted by right. The Philadelphia Department of Public Health is proposing a new city health center on Campus that will offer comprehensive primary care for both adults and children. The FTC site, as part of a larger Frankford CDC development project, will be around 20,000 square feet and accommodate about 5,000 patients per year.

Staff recommendation is for approval.

Questions and comments from the Commission (01:52:56).

Commissioner Gaston inquired about the effects of overlays. Commissioner Valle expressed concerns about usage for the sites.

Questions and comments from the Public (01:57:39).

Testimonies were given by Christina Mancini, Dr. Bettigole, and Meredith Trego, and Debbie who opposed the project.

Seeing no further questions and comments from the Commission or Public, Chairman Johns asked for a motion (02:06:00).

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

Chairman Johns polled the Commission for the vote: Commissioner Brown, Commissioner Capita, Commissioner Eiding, Commissioner Gaston, Commissioner Gonzalez, Commissioner Summerville, Commissioner McGlazer, Commissioner Valle, and Commissioner Cross.

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

- 11. Action Item: Zoning Bill No. 230714: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Pratt Street, Darrah Street, Dyre Street, and Frankford Avenue. Introduced by Councilmember Lozada on October 19, 2023. (Presented by Ron Bednar).**

The intended action is to change the base zoning from the current Zoning District to CMX-3. The change allows for a proposed Mixed-Use Affordable Housing project, as well as commercial uses. The Philadelphia Department of Public Health will be a tenant of this project with 18,000 square feet for a new city health center that can accommodate about 5,000 patients per year.

Staff recommendation is for approval.

Questions and comments from the Commission (02:11:32).

Commissioner Capita commented on the use of the site.

Questions and comments from the Public (02:12:30).

Cathleen spoke on behalf of Frankford CDC and Dr. Bettigole supported the project

Seeing no further questions and comments from the Commission or Public, Chairman Johns asked for a motion (02:13:25).

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

Chairman Johns polled the Commission for the vote: Commissioner Brown, Commissioner Capita, Commissioner Eiding, Commissioner Gaston, Commissioner Gonzalez, Commissioner Summerville, Commissioner McGlazer, Commissioner Valle, and Commissioner Cross.

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

Chairman Johns recused himself from this item.

- 12. Action Item: Zoning Bill No. 230744: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Dickinson Street, 23rd Street, Cross Street and 24th Street. Introduced by Councilmember Johnson on October 26, 2023. (Presented by Sarah Banh).**

This is a PHDC/Landbank-approved affordable housing project requiring subdivision of lots on Greenwich Street. The lots were originally separate, but the City combined them during condemnation. Rezoning to RSA-6 will more accurately reflect the existing and proposed single-family houses on the block.

Staff recommendation is for approval.

Seeing no further questions and comments from the Commission or Public, Chairman Johns asked for a motion (02:17:14).

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

Chairman Johns polled the Commission for the vote: Commissioner Brown, Commissioner Capita, Commissioner Eiding, Commissioner Gaston, Commissioner Gonzalez, Commissioner Summerville, Commissioner McGlazer, Commissioner Valle, and Commissioner Cross.

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

- 13. Action Item: Zoning Bill No. 230745: “An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Wharton Street, Newkirk Street, Reed Street, and 29th Street. Introduced by Councilmember Johnson on October 26, 2023. (Presented by Sarah Banh).**

Zoning change on 1308-26 S Dover Street, 1351 S 29th Street, and 1354 S Dover Street from RSA-5 to RSA-6 to allow for 14' wide housing development lots for 22 affordable units at 80% AMI. This is a Land Bank-sponsored affordable housing project.

Staff recommendation is for approval.

Seeing no further questions and comments from the Commission or Public, Chairman Johns asked for a motion (02:20:35).

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

Chairman Johns polled the Commission for the vote: Commissioner Brown, Commissioner Eiding, Commissioner Gaston, Commissioner Gonzalez, Commissioner Summerville, Commissioner McGlazer, Commissioner Valle, and Commissioner Cross.

Motion carried to approve staff recommendation for approval (8-0).

- 14. Action Item: Zoning Bill No. 230782: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Clearfield Street, Witte Street, Ann Street, and Amber Street. Introduced by Councilmember Squilla on November 2, 2023. (Presented by Greg Waldman).**

The goals of this legislation are to a) remap 3001 Martha St, an existing surface parking lot, from RSA-5 to RSA-6 to enable a Land Bank sponsored affordable housing project, and b) correctively rezone properties on the 3000 block of Martha Street.

Staff recommendation is for approval.

Seeing no questions and comments from the Commission or Public, Chairman Johns asked for a motion (02:24:41).

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

Chairman Johns polled the Commission for the vote: Commissioner Brown, Commissioner Eiding, Commissioner Gaston, Commissioner Gonzalez, Commissioner Summerville, Commissioner McGlazer, Commissioner Valle, and Commissioner Cross.

Motion carried to approve staff recommendation for approval (8-0).

Commissioner Gaston and Commissioner Gonzalez made editorial comments (02:25:25).

- 15. Action Item: Zoning Bill No. 230780: “To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Emerald Street, Ontario Street, Braddock Street, and Cornwall Street. Introduced by Councilmember Driscoll on November 2, 2023. (Presented by Greg Waldman).**

This Zoning Bill is to remap 3364 Braddock St to I-1 to enable by-right improvements to an existing parking lot, for use as an overflow lot for faculty of a charter school at 3360 Frankford Avenue.

Staff recommendation is not for approval.

Seeing no questions and comments from the Commission or Public, Chairman Johns asked for a motion (02:29:24).

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

Chairman Johns polled the Commission for the vote: Commissioner Brown, Commissioner Eiding, Commissioner Gaston, Commissioner Gonzalez, Commissioner Summerville, Commissioner McGlazer, Commissioner Valle, and Commissioner Cross.

Motion carried to approve staff recommendation of not for approval (8-0).

16. Action Item: Zoning Bill No. 230771: To amend Title 14 of The Philadelphia Code, entitled 'Zoning and Planning,' by revising certain provisions of Section 14-524, entitled '/FDO, Fourth District Overlay District. Introduced by Councilmember Jones on November 2, 2023. (Presented by David Fecteau)

The Council office wishes to prohibit roof decks in this section of Strawberry Mansion. Roof decks are prohibited in the rest of Strawberry Mansion, which is in the Fifth Council District.

Staff recommendation is for approval.

Questions and comments from the Commission (02:32:58).

Commissioner Gonzalez had safety concerns about the deck, which Mr. Fecteau addressed.

Seeing no further questions and comments from the Commission or Public, Chairman Johns asked for a motion (02:34:44).

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

Chairman Johns polled the Commission for the vote: Commissioner Brown, Commissioner Eiding, and Commissioner Cross.

Commissioner Gaston, Commissioner Gonzalez, Commissioner Summerville, and Commissioner Valle opposed.

Commissioner McGlazer abstained from this item.

The Commission discussed the motion and vote of this item at the minute mark in video (02:36:25).

Seeing no further questions and comments from the Commission or Public, Chairman Johns asked for a new motion (02:38:14).

Motion duly made by Commissioner Valle and seconded by Commissioner Gaston to not accept staff recommendation for approval.

Chairman Johns polled the Commission for the vote: Commissioner Gaston, Commissioner Gonzalez, and Commissioner Valle.

Commissioner Brown, Commissioner Summerville, Commissioner Cross and Chairmen Johns opposed.

Commissioner Eiding and Commissioner McGlazer abstained from this item.

Seeing no further questions and comments from the Commission or Public, there was a new motion at the minute mark in video (02:41:58).

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

Chairman Johns polled the Commission for the vote: Commissioner Brown, Commissioner Eiding, Commissioner Gonzalez, Commissioner Summerville, Commissioner McGlazer, Commissioner Valle, and Commissioner Cross.

Commissioner Gaston opposed this item.

Commissioner McGlazer abstained.

Motion carried to approve staff recommendation for approval (6-2).

17. Action Item: Zoning Bill No. 230764: To amend Title 14 of The Philadelphia Code 'Zoning and Planning' to revise definitions and rules governing nightclubs and private clubs; create the event assembly facility use category. Introduced by Councilmember Thomas on November 2, 2023. (Presented by Michael Gall)

At the request of the Commerce Department, a task force was convened with Planning, Licenses and Inspections, and Law to reconsider the definition of "nightclubs" in the Code. This was prompted by a series of L&I code actions against businesses that would reasonably not be considered a nightclub by contemporary definitions - like instructional dance studios, retail or restaurant establishments with a musical performer, and event facilities like catering halls. This section of the code was intended to regulate a very different business model than what L&I's correct current interpretation of the Code would allow for that use category, so a need was identified to clarify in the Code what constitutes a nightclub, update the definition to include public entertainment venues, clarify what banquet and catering halls are, and separate banquet uses from nightclub uses.

Staff recommendation is for approval.

Questions and comments from the Commission (02:48:45).

Commerce staff responded to Commissioner Gaston inquiry regarding usage.

Seeing no further questions and comments from the Commission or Public, Chairman Johns asked for a motion (02:52:11).

Motion duly made by Commissioner Brown and seconded by Commissioner Gaston to accept staff recommendation for approval.

Chairman Johns polled the Commission for the vote: Commissioner Brown, Commissioner Gaston, Commissioner McGlazer, Commissioner Valle, and Commissioner Cross.

Commissioner Gonzalez opposed.

Commissioner Summerville recused herself from this item.

Motion carried to approve staff recommendation for approval (5-2).

18. Action Item:

A. Zoning Bill No. 230770: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Callowhill Street, 18th Street, Vine Street, and 20th Street and to amend Title 14 of The Philadelphia Code, "Zoning and Planning," by revising Section Chapter 14-500, "Overlay Zoning Districts." Introduced by Councilmember Jones for Council President Clarke on November 2, 2023. (Presented by Ian Litwin).

These properties were subject to an RFQ / RFP through PIDC for redevelopment, including an expansion to the Free Library to house the Children and Family Center and a new home for the African American Museum of Philadelphia. This bill does the following to accommodate the proposed project:

- Remaps from RM-4 and CMX-3 to CMX-4
- Clarifies where building heights are regulated in the Parkway Buffer Area of the Center City Overlay
- Allows structures up to 360 feet on a portion of the site
- Allows for non-residential roof decks without special exception approval

Staff recommendation is for approval with amendments.

Seeing no questions and comments from the Commission or Public, Chairman Johns asked for a motion (03:01:53).

Motion duly made by Commissioner Gonzalez and seconded by Commissioner Valle to accept staff recommendation for approval with amendments.

Chairman Johns polled the Commission for the vote: Commissioner Brown, Commissioner Gaston, Commissioner Gonzalez, Commissioner Summerville, Commissioner McGlazer, Commissioner Valle, and Commissioner Cross.

Motion carried to approve staff recommendation for approval with amendments (7-0).

B. Streets Bill No. 230769: Authorizing the revision of lines and grades by striking and vacating Carlton Street from Twentieth Street to its terminus eastwardly, striking a right-of-way for public utility purposes extending from the said terminus of Carlton Street eastwardly to Nineteenth Street, and striking a right-of-way for drainage purposes, water main purposes, and public utility purposes within the lines of former Wood Street from Nineteenth Street to Twentieth Street. Introduced by Councilmember Jones for Council President Clarke on November 2, 2023. (Presented by Ian Litwin).

These properties were subject to an RFQ / RFP through PIDC for redevelopment including an expansion to the Free Library to house the Children and Family Center and a new home for the African American Museum of Philadelphia. This bill does the following to accommodate the proposed project:

- Strikes and vacates Carlton Street from 20th Street to its terminus 95 feet eastwardly.
- Strikes and vacates the remaining ROW of Carlton Street Eastwardly to 19th Street (previously reserved for public utility purposes).
- Strikes and vacates the ROW of Wood Street (immediately behind the Parkway Central Branch of the Free Library from 19th Street to 20th Street (previously reserved for drainage, water main, and public utility purposes).

Staff recommendation is for approval.

Seeing no questions and comments from the Commission or Public, Chairman Johns asked for a motion (03:02:50).

Motion duly made by Commissioner Gaston and seconded by Commissioner Summerville to accept staff recommendation for approval.

Chairman Johns polled the Commission for the vote: Commissioner Brown, Commissioner Gaston, Commissioner Gonzalez, Commissioner Summerville, Commissioner McGlazer, Commissioner Valle, and Commissioner Cross.

Motion carried to approve staff recommendation for approval (7-0).

- 19. Action Item: Property Bill No. 230774: To acquire a parcel of land in the area bounded by Executive Avenue, Enterprise Avenue, I-95 and Penrose Avenue, more commonly known as 8350 Enterprise Avenue. Introduced by Councilmember Johnson on November 2, 2023. (Presented by Jonathan Goins)**

The property Bill facilitates the acquisition of the vacant building and surrounding property by the Department of Aviation for the stated purpose, the short-term development of an adjacent upcoming cold storage facility with long-term potential to incorporate the parcel into PHL's ongoing cargo expansion program.

Staff recommendation is for approval.

Seeing no questions and comments from the Commission or Public, Chairman Johns asked for a motion (03:06:30).

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

Chairman Johns polled the Commission for the vote: Commissioner Brown, Commissioner Gaston, Commissioner Gonzalez, Commissioner Summerville, Commissioner McGlazer, Commissioner Valle, and Commissioner Cross.

Motion carried to approve staff recommendation for approval (7-0).

20. Action Item: Streets Bill No. 230772: Authorizing the revision of lines and grades by placing on the City Plan Alter Street between 15th and 16th Streets. Introduced by Councilmember Johnson on November 2, 2023. (Presented by Keith Davis).

The Streets Department drafted the Bill. This street has been open and in use by the public and maintained and serviced by the Streets Department for many years but was not previously plotted on the City Plan. The purpose of this action is to clarify the status of Alter Street as a City street to provide for proper zoning enforcement and permitting and to ensure the continuance of City services at this location.

Staff recommendation is for approval.

Seeing no questions and comments from the Commission or Public, Chairman Johns asked for a motion (03:10:34).

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

Chairman Johns polled the Commission for the vote: Commissioner Brown, Commissioner Gaston, Commissioner Gonzalez, Commissioner Summerville, Commissioner McGlazer, Commissioner Valle, and Commissioner Cross.

Motion carried to approve staff recommendation for approval (7-0).

21. Action Item: Streets Bill No. 230781: Authorization of a Sidewalk Café for 743 S 4th Street. Introduced by Councilmember Squilla on November 2, 2023. (Presented by Daniel Farrell)

This Bill is to allow an open-air sidewalk café at 743 S. 4th Street. A minimum of six feet (6'-0") of clear sidewalk space is to remain after installation.

Staff recommendation is for approval.

Questions and comments from the Commission (03:14:19).

Commissioner Gonzalez inquired about the distance between the table, light pole, and sidewalk and raised concerns about ADA accessibility.

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Seeing no further questions and comments from the Commission or Public, Chairman Johns asked for a motion (03:16:59).

Motion duly made by Commissioner Gaston and seconded by Commissioner Valle to accept staff recommendation for approval.

Chairman Johns polled the Commission for the vote: Commissioner Brown, Commissioner Gaston, Commissioner Summerville, Commissioner McGlazer, Commissioner Valle, and Commissioner Cross.

Commissioner Gonzalez opposed.

Motion carried to approve staff recommendation for approval (6-1).

Chairman Johns asked for a motion to adjourn at the minute mark in video (03:18:12).

Motion duly made by the Commission to adjourn the November Planning Commission.

The next Planning Commission was scheduled for December 7, 2023 at 1:00 p.m.

SUMMARY

1. Action Item: Approval of the Meeting Minutes for July 20 and October 19, 2023.

APPROVED

2. Interim Executive Director's Update.
 - i. Item for 45 Day Review: Zoning Bill No. 230779: To amend the Philadelphia Zoning Code by creating the KEA Kensington EI Area Overlay. Introduced by Councilmember Driscoll on November 2, 2023.

3. Action Item: Bills No. 230765 and 230766: Capital Program and Capital Budget Mid-Year Amendment. Introduced by Councilmember Jones, Jr. for Council President Clarke on November 2, 2023. (Presented by Peter Barnard)

APPROVED

4. Action Item: Hunting Park Avenue Streets Bills
 - a. Streets Bill No. 230775: Placement of drainage areas on Erie Avenue between Third and Lawrence. Introduced by Councilmember Lozada on November 2, 2023. (Presented by Matt Wysong).

APPROVED

- b. Streets Bill No. 230777: Placement of an irregular land area on the City Plan along Fifth Street between Hunting Park Avenue and Bristol Street. Introduced by Councilmember Lozada on November 2, 2023. (Presented by Matt Wysong).

APPROVED

5. Action Item: Zoning Bill No. 230716: To approve amendments to the University of Pennsylvania Master Plan in the area bounded by Walnut Street, 33rd Street, Spruce Street, and 34th Street, related to the Stuart Weitzman Hall at 220 S. 33rd Street. Introduced by Councilmember Gauthier on October 19, 2023. (Presented by Keith Davis).

APPROVED

6. Action Item: Zoning Bill No. 230778: To approve amendments to the University of Pennsylvania Master Plan in the area bounded by Chestnut Street, 33rd Street, Walnut Street, and 34th Street, related to the Student Performing Arts Center. Introduced by Councilmember Gauthier on November 2, 2023. (Presented by Ian Hegarty).

APPROVED

7. Action Item: Subdivision Plat for 224-226 E Mt. Airy Avenue. (Presented by Ian Hegarty)

APPROVED

8. Action Item: Basic Utilities Authorization Bills. Introduced by Councilmember Jones, Jr. on October 26, 2023. (Presented by Aaron Holly).

a. Zoning Bill No. 230741: Authorizing Basic Utilities and Services use on a certain location within a section of East Fairmount Park bounded by the right-of-way of the CSX Railroad, Girard Avenue, and 33rd Street.

APPROVED

b. Zoning Bill No. 230742: Authorizing Basic Utilities and Services use on a certain location within a section of West Fairmount Park bounded by Wynnefield Avenue (extended), Belmont Avenue, and Parkside Avenue.

APPROVED

9. Zoning Bill No. 230743: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Queen Lane, Wissahickon Avenue, Roosevelt Boulevard (Extended), and Henry Avenue, and to amend Section 14-524 of The Philadelphia Code, entitled "FDO, Fourth District Overlay District." Introduced by Councilmember Jones, Jr. on October 26, 2023. (Presented by Aaron Holly).

APPROVED

10. Action Item: Zoning Bill No. 230713: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Roosevelt Boulevard, Adams Avenue, Ramona Street, Wyoming Avenue and Whitaker Avenue. Introduced by Councilmember Lozada on October 19, 2023. (Presented by Ron Bednar).

APPROVED

11. Action Item: Zoning Bill No. 230714: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Pratt Street, Darrah Street, Dyre Street, and Frankford Avenue. Introduced by Councilmember Lozada on October 19, 2023. (Presented by Ron Bednar).

APPROVED

12. Action Item: Zoning Bill No. 230744: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Dickinson Street, 23rd Street, Cross Street and 24th Street. Introduced by Councilmember Johnson on October 26, 2023. (Presented by Sarah Banh).

APPROVED

13. Action Item: Zoning Bill No. 230745: "An Ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Wharton Street, Newkirk Street, Reed Street, and 29th Street. Introduced by Councilmember Johnson on October 26, 2023. (Presented by Sarah Banh).

APPROVED

14. Action Item: Zoning Bill No. 230782: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Clearfield Street, Witte Street, Ann Street, and Amber Street. Introduced by Councilmember Squilla on November 2, 2023. (Presented by Greg Waldman).

APPROVED

15. Action Item: Zoning Bill No. 230780: "To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Emerald Street, Ontario Street, Braddock Street, and Cornwall Street. Introduced by Councilmember Driscoll on November 2, 2023. (Presented by Greg Waldman).

NOT FOR APPROVAL WAS APPROVED

16. Action Item: Zoning Bill No. 230771: To amend Title 14 of The Philadelphia Code, entitled 'Zoning and Planning,' by revising certain provisions of Section 14-524, entitled '/FDO, Fourth District Overlay District. Introduced by Councilmember Jones on November 2, 2023. (Presented by David Fecteau)

APPROVED

17. Action Item: Zoning Bill No. 230764: To amend Title 14 of The Philadelphia Code 'Zoning and Planning' to revise definitions and rules governing nightclubs and private clubs; create the event assembly facility use category. Introduced by Councilmember Thomas on November 2, 2023. (Presented by Michael Gall)

APPROVED

18. Action Item:

A. Zoning Bill No. 230770: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Callowhill Street, 18th Street, Vine Street, and 20th Street and to amend Title 14 of The Philadelphia Code, "Zoning and Planning," by revising Section Chapter 14-500, "Overlay Zoning Districts." Introduced by Councilmember Jones for Council President Clarke on November 2, 2023. (Presented by Ian Litwin).

APPROVAL WITH AMENDMENTS WAS APPROVED

B. Streets Bill No. 230769: Authorizing the revision of lines and grades by striking and vacating Carlton Street from Twentieth Street to its terminus eastwardly, striking a right-of-way for public utility purposes extending from the said terminus of Carlton Street eastwardly to Nineteenth Street, and striking a right-of-way for drainage purposes, water main purposes, and public utility purposes within the lines of former Wood Street from Nineteenth Street to Twentieth Street. Introduced by Councilmember Jones for Council President Clarke on November 2, 2023. (Presented by Ian Litwin).

APPROVED

19. Action Item: Property Bill No. 230774: To acquire a parcel of land in the area bounded by Executive Avenue, Enterprise Avenue, I-95 and Penrose Avenue, more commonly known as 8350 Enterprise Avenue. Introduced by Councilmember Johnson on November 2, 2023. (Presented by Jonathan Goins)

APPROVED

20. Action Item: Streets Bill No. 230772: Authorizing the revision of lines and grades by placing on the City Plan Alter Street between 15th and 16th Streets. Introduced by Councilmember Johnson on November 2, 2023. (Presented by Keith Davis).

APPROVED

21. Action Item: Streets Bill No. 230781: Authorization of a Sidewalk Café for 743 S 4th Street. Introduced by Councilmember Squilla on November 2, 2023. (Presented by Daniel Farrell).

APPROVED

FW: Opposition to Planning Commission's Consideration of PWD Zoning Bill No. 230743 re: Queen Lane Reservoir Rezoning

Aaron Holly <aaron.holly@phila.gov>

Thu 11/16/2023 10:27 AM

To:David Fecteau <David.Fecteau@phila.gov>

FYI

Aaron Holly

City Planner - Lower Northwest District Planner

Philadelphia City Planning Commission

One Parkway Building

1515 Arch St, 13th Floor

Philadelphia, PA 19102

P: 215-683-4633

E: aaron.holly@phila.gov

Currently working from home

From: Diana Mancini <dmancini100@gmail.com>

Sent: Thursday, November 16, 2023 10:18 AM

To: Curtis Jones.Jr <Curtis.Jones.Jr@phila.gov>; Joshua Cohen <Joshua.Cohen@phila.gov>; Aaron Holly <aaron.holly@phila.gov>; Paula Brumbelow <Paula.Brumbelow@Phila.gov>

Cc: Hilary Langer <hilary.j.langer@gmail.com>; pboni@bonilaw.com

Subject: Opposition to Planning Commission's Consideration of PWD Zoning Bill No. 230743 re: Queen Lane Reservoir Rezoning

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

Dear Councilmember Jones and PCPC,

Please pause the passing of Bill No. 230743. I have lived on West Queen Lane for over 25 years, directly across the street from the Water Department property. As such, I have direct and immediate concerns over the new legislation being rushed through to change the zoning of the Water Department property.

I fully understand the desire of the PWD to change the zoning in order to do future work without getting exceptions or variances to the current zoning district. I also attended on-line and in-person meetings with PWD where their representatives presented the future projects and the desire to work with the residents of East Falls to make the improvements as unobtrusive as possible. PWD actually asked the residents to draft the agreement between the residents and PWD to guide future development.

Since then, I have learned that the PWD has drastically red marked the agreement draft, in effect making most or all of the resident's concerns merely suggestions that the PWD may or may not follow in the future. Not only do I disagree with the language suggested by the PWD, but I am offended that the neighbor-friendly approach they presented at the meetings may have been insincere, because now it appears that the PWD may have little or no intention of working with the neighbors on future development.

More urgently, the rush to change the zoning is not necessary. There is nothing the Water Department is proposing in the near future that would be affected by a pause of a few months. There were two reasons presented that the PWD tried to make urgent: First, that they need the new zoning to get funding in place. Anything the Water Department has planned (as presented) would be allowed or approved no matter if the zoning changed or not. Second, that if the motion does not pass today it will have to be re-introduced next year. Please reconsider this--taking the time to get this right would be worth the effort to re-introduce the Bill.

I respectfully ask that this Bill not be passed in its current form, in order to calmly and methodically develop an official agreement between East Falls and the Water Department. We all want fresh, clean water with a reliable infrastructure, and want to work with the PWD to that end.

Sincerely,

Diana Mancini

3125 W. Queen Lane

Question Report

Report Generated: 11/20/2023 8:17

Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Question
Philadelphia City Planning	846 2984 2291	11/16/2023 12:23	241	3

Question Details

#	Question	Asker Name	Asker Email	Answer	Question Time	Answered Time	Answer Name	Answer Email
1	Hi my name is Marlana Moore with Neighborhood Gardens Trust. I am happy to	Marlana Moore (Neighborhood Gardens Trust)	mmoore@pennhort.org	Thank you Marlana. Please feel free to raise your hand if you hear a question you	11/16/2023 13:48	11/16/2023 13:49	David Fecteau	david.fecteau@phila.gov
2	no one said that.	Paul Boni	pboni@bonilaw.com	The Commission voted. I am	11/16/2023 14:28			
3	may i comment?	Paul Boni	pboni@bonilaw.com	sorry Paul, but they would	11/16/2023 14:52	11/16/2023 14:53	David Fecteau	david.fecteau@phila.gov

Attended	User Name (Original Name)	Email
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Yes	Cristina Mancini	cristina.mancini@yahoo.com

Join Time	Leave Time	Time in Session (Is Guest	Country/Region Name
11/16/2023 12:23	11/16/2023 16:23	241	No	United States
11/16/2023 12:46	11/16/2023 16:23	218	Yes	United States
11/16/2023 13:02	11/16/2023 16:23	201	Yes	United States
11/16/2023 13:08	11/16/2023 16:23	195	Yes	United States
11/16/2023 13:01	11/16/2023 16:23	203	Yes	United States
11/16/2023 12:58	11/16/2023 16:23	206	Yes	United States
11/16/2023 13:17	11/16/2023 16:23	187	Yes	United States
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11/16/2023 13:04	11/16/2023 14:26	82	Yes	United States
11/16/2023 13:04	11/16/2023 15:11	127	Yes	United States
11/16/2023 13:07	11/16/2023 13:12	5	Yes	United States
11/16/2023 13:05	11/16/2023 14:09	65	Yes	United States
11/16/2023 14:10	11/16/2023 14:53	43	Yes	United States
11/16/2023 13:04	11/16/2023 13:44	40	Yes	United States
11/16/2023 13:05	11/16/2023 13:52	48	Yes	United States
11/16/2023 13:10	11/16/2023 13:54	45	Yes	United States
11/16/2023 13:04	11/16/2023 13:28	24	Yes	United States
11/16/2023 13:30	11/16/2023 16:23	173	Yes	United States
11/16/2023 16:01	11/16/2023 16:08	8	Yes	United States
11/16/2023 13:04	11/16/2023 13:08	4	Yes	United States
11/16/2023 13:10	11/16/2023 14:54	104	Yes	United States
11/16/2023 13:07	11/16/2023 13:17	11	Yes	United States
11/16/2023 13:04	11/16/2023 14:54	110	Yes	United States
11/16/2023 13:04	11/16/2023 16:23	199	Yes	United States
11/16/2023 13:04	11/16/2023 13:44	40	Yes	United States
11/16/2023 13:06	11/16/2023 13:08	2	Yes	United States
11/16/2023 13:04	11/16/2023 14:53	109	Yes	United States
11/16/2023 13:04	11/16/2023 13:55	52	Yes	United States
11/16/2023 14:03	11/16/2023 16:13	130	Yes	United States
11/16/2023 13:05	11/16/2023 16:23	199	Yes	United States
11/16/2023 13:07	11/16/2023 15:12	125	Yes	United States
11/16/2023 13:04	11/16/2023 13:21	17	Yes	United States
11/16/2023 13:21	11/16/2023 16:23	182	Yes	United States
11/16/2023 13:04	11/16/2023 14:56	112	Yes	United States
11/16/2023 14:56	11/16/2023 15:01	5	Yes	United States
11/16/2023 15:01	11/16/2023 15:03	2	Yes	United States
11/16/2023 15:03	11/16/2023 15:04	2	Yes	United States
11/16/2023 15:04	11/16/2023 15:05	1	Yes	United States
11/16/2023 15:05	11/16/2023 15:08	3	Yes	United States
11/16/2023 15:08	11/16/2023 15:09	1	Yes	United States
11/16/2023 15:09	11/16/2023 15:10	2	Yes	United States
11/16/2023 15:10	11/16/2023 15:11	1	Yes	United States
11/16/2023 15:12	11/16/2023 15:12	1	Yes	United States
11/16/2023 15:12	11/16/2023 15:13	1	Yes	United States
11/16/2023 15:13	11/16/2023 15:14	2	Yes	United States
11/16/2023 15:15	11/16/2023 15:16	2	Yes	United States
11/16/2023 15:16	11/16/2023 15:17	2	Yes	United States
11/16/2023 15:17	11/16/2023 15:18	2	Yes	United States
11/16/2023 15:18	11/16/2023 15:21	3	Yes	United States
11/16/2023 15:21	11/16/2023 15:22	1	Yes	United States

11/16/2023 15:22	11/16/2023 15:23	2	Yes	United States
11/16/2023 15:23	11/16/2023 15:24	1	Yes	United States
11/16/2023 15:24	11/16/2023 15:25	1	Yes	United States
11/16/2023 15:25	11/16/2023 15:26	1	Yes	United States
11/16/2023 15:26	11/16/2023 15:27	1	Yes	United States
11/16/2023 15:27	11/16/2023 15:28	1	Yes	United States
11/16/2023 13:05	11/16/2023 13:32	27	Yes	United States
11/16/2023 13:04	11/16/2023 16:23	199	Yes	United States
11/16/2023 13:05	11/16/2023 15:57	173	Yes	United States
11/16/2023 13:05	11/16/2023 15:19	135	Yes	United States
11/16/2023 13:07	11/16/2023 16:23	197	Yes	United States
11/16/2023 13:31	11/16/2023 14:32	61	Yes	United States
11/16/2023 13:05	11/16/2023 16:18	194	Yes	United States
11/16/2023 13:38	11/16/2023 13:51	13	Yes	United States
11/16/2023 13:53	11/16/2023 13:57	5	Yes	United States
11/16/2023 14:06	11/16/2023 14:28	22	Yes	United States
11/16/2023 13:15	11/16/2023 14:53	99	Yes	United States
11/16/2023 13:24	11/16/2023 14:55	91	Yes	United States
11/16/2023 15:43	11/16/2023 16:23	40	Yes	United States
11/16/2023 13:27	11/16/2023 14:59	93	Yes	United States
11/16/2023 13:50	11/16/2023 16:17	148	Yes	United States
11/16/2023 13:04	11/16/2023 16:23	199	Yes	United States
11/16/2023 13:04	11/16/2023 13:44	40	Yes	United States
11/16/2023 13:04	11/16/2023 15:56	172	Yes	United States
11/16/2023 13:32	11/16/2023 14:59	88	Yes	United States
11/16/2023 13:04	11/16/2023 15:19	136	Yes	United States