

THE MINUTES OF THE STATED MEETING OF THE PHILADELPHIA CITY PLANNING COMMISSION

THURSDAY, MARCH 20 ,2025 1:00 P.M.
IN PERSON IN ROOM 18-029, 1515 ARCH STREET, AND ON ZOOM
JESSIE LAWRENCE, CHAIR

CALL TO ORDER

START TIME IN ZOOM RECORDING: 00:01:29

Jessie Lawrence, Chair called the meeting to order and announced the presence of a quorum. The following Commissioners joined:

Commissioner	Present	Absent	Comment
Jessie Lawrence, Chair – Planning & Development	x		
Joseph Syrnick, Vice Chair – Traffic Engineer	x		
Tavare Brown – Director of Finance Designee	x		
Patrick Eiding – Community Representative	x		
Maria Gonzalez – Community Representative		x	
Dawn Summerville – Commerce Department Designee	x		
Brian Clinton – Managing Director	x		
Ximena Valle – Architect	x		

The meeting was held in person and remotely via Zoom video and audio-conferencing software.

The following staff members were present:

Octavia Howell, Executive Director
Amy Boyd
Nate Dorfman
David Fecteau
Nina Solomonick
Brian Wenrich
Michael Gall

APPROVAL OF MINUTES FEBUARY 20 AND MARCH 11, 2025

START TIME IN ZOOM RECORDING: 00:04:20

DISCUSSION:

- Jessie Lawrence, Chair asked the Commissioners if they had any suggested additions or corrections to the minutes of the meetings from February 20,2025 and March 11, 2025
- No comments were offered/any changes or changes requested.

ACTION: Approval

ITEM: Approval of the Minutes of February 20, 2025 and March 11, 2025					
MOTION: Approval of minutes					
MOVED BY: Patrick Eiding					
SECONDED BY: Tavare Brown					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Jessie Lawrence, Chair – Planning & Development	x				
Joseph Syrnick, Vice Chair – Traffic Engineer	x				
Tavare Brown – Director of Finance Designee	x				
Patrick Eiding – Community Representative	x				
Maria Gonzalez – Community Representative					x
Dawn Summerville – Commerce Department Designee	x				
Brian Clinton – Managing Director	x				
Ximena Valle – Architect	x				
Total	6				1

EXECUTIVE DIRECTORS UPDATE.

START TIME IN ZOOM RECORDING: 00:04:49

UPDATES

Upcoming Meetings

- The Philadelphia City Planning Commission's next Civic Design Review Committee will meet on Tuesday, May 6 at 1pm. No April CDR Meeting
- City Planning Commission meeting is Thursday April 17, 2025, 9am
- Hunting Park North Zoning Public Meeting will have a third meeting on April 16, 2025, at 5 PM also at Little Flower School.

ITEMS FOR ADMINISTRATIVE APPROVAL

- i. Streets [Bill 250147](#): Authorizing Philippian Baptist Church or a subsequent owner to install, own, and maintain an encroachment at 5801 N Broad St, Philadelphia, PA 19141, under certain terms and conditions. Introduced by Councilmember Phillips on February 27, 2025.
- ii. Streets [Bill 250177](#): Authorizing encroachments in the nature of a sidewalk cafe in the vicinity of 22 Wolf St., Philadelphia, PA 19148, under certain terms and conditions. Introduced by Councilmember Squilla on March 6, 2025.

AGENDA

Item #1

Action Item: Capital Program Bill #250204 and Capital Budget Bill# 250205

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:07:04

PRESENTERS:

- Staff member Nate Dorfman presented the application to the Planning Commission.

PURPOSE:

- To amend Bill No. 240182 (approved June 14, 2024), entitled "An Ordinance to adopt a Capital Program for the six Fiscal Years 2025-2030 inclusive," by revising various appropriation amounts and totals to conform to amendments to the FY2025 Capital Budget Ordinance, all under certain terms and conditions. Introduced by Councilmember Squilla on behalf of Council President Johnson on March 13, 2025.

- To amend Bill No. 240181 (approved June 14, 2024), entitled "An Ordinance To adopt a Fiscal 2025 Capital Budget," by revising various appropriation amounts and totals, all under certain terms and conditions. Introduced by Councilmember Squilla on behalf of Council President Johnson on March 13, 2025.

STAFF RECOMMENDATION:

The Planning Commission staff recommends:

- Approval

COMMISSIONER COMMENTS:

- N/A

PUBLIC COMMENT:

- N/A

ACTION:

ITEM: Capital Program #250204 and Capital Budget #250205					
MOTION: Approval					
MOVED BY: Patrick Eiding					
SECONDED BY: Ximena Valle					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Jessie Lawrence, Chair – Planning & Development	x				
Joseph Syrnick, Vice Chair – Traffic Engineer	x				
Tavare Brown – Director of Finance Designee	x				
Patrick Eiding – Community Representative	x				
Maria Gonzalez – Community Representative					x
Dawn Summerville – Commerce Department Designee	x				
Brian Clinton – Managing Director	x				
Ximena Valle – Architect	x				
Total	6				1

Item #2

Action Item: Zoning Bill #250175

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:14:05

PRESENTERS:

- Staff member Emma Sonner presented the application to the Planning Commission.

PURPOSE: Councilmember Jamie Gauthier requested this zoning bill to place further limitations on signage in the area bound by John F. Kennedy Boulevard and Market Street. This entire area is zoned as CMX-5. The bill will limit dimensions of signage, maximum area of digital display, number of digital signs, hours of display, type of illumination, and what information is displayed on said sign.

STAFF RECOMMENDATION:

The Planning Commission staff recommends:

- 45 Day Hold

COMMISSIONER COMMENTS:

- Commissioner Summerville asked for Planning Commission concerns to be clarified.

PUBLIC COMMENT:

- N/A

ACTION:

ITEM: Zoning Bill #250175					
MOTION: 45 Day Hold					
MOVED BY: Dawn Summerville					
SECONDED BY: Patrick Eiding					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Jessie Lawrence, Chair - Planning & Development	x				
Joseph Syrnick, Vice Chair – Traffic Engineer				x	
Tavare Brown – Director of Finance Designee	x				
Patrick Eiding – Community Representative	x				
Maria Gonzalez – Community Representative					x
Dawn Summerville – Commerce Department Designee	x				
Brian Clinton – Managing Director	x				
Ximena Valle - Architect	x				

Total	5			1	1

Item #3

Action Item: Property Bill #250149

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:21:00

PRESENTERS:

- Staff member Micheal Gall presented the application to the Planning Commission.

PURPOSE: Authorizing the Commissioner of Public Property, on behalf of the City, to acquire fee title or lesser real estate interest, including a leasehold estate, for all or a portion of the premises bounded by State Road, the Pennypack Creek, the Delaware River, and former Hartel Avenue, to enter into a lease or sublease agreement with the Philadelphia Authority for Industrial Development at said premises for the development of a facility, to enter into an intergovernmental agreement with PAID for the development of the facility, and to take title to the completed facility from PAID, all under certain terms and conditions. Introduced by Councilmember Driscoll on February 27, 2025.

STAFF RECOMMENDATION:

The Planning Commission staff recommends:

- Approval

COMMISSIONER COMMENTS:

- N/A

PUBLIC COMMENT:

- N/A

ACTION:

ITEM: Property Bill #250159 MOTION: Approval MOVED BY: Patrick Eiding SECONDED BY: Brian Clinton					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Jessie Lawrence, Chair – Planning & Development	x				
Joseph Syrnick, Vice Chair – Traffic Engineer	x				
Tavare Brown – Director of Finance Designee	x				
Patrick Eiding – Community Representative	x				
Maria Gonzalez – Community Representative					x
Dawn Summerville – Commerce Department Designee	x				
Brian Clinton – Managing Director	x				
Ximena Valle – Architect	x				
Total	6				1

Item #4

Action Item: Subdivision Plat for 201 Rouse Boulevard in the Philadelphia Navy Yard.
(Presented by Nina Solomonick)

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:29:00

PRESENTERS:

- Staff member Nina Solomonick presented the application to the Planning Commission.

PURPOSE: The interested party, Ensemble Real Estate Investments (Ensemble), is being subdivided for future development. No development is associated with the subdivision plat.

STAFF RECOMMENDATION:

The Planning Commission staff recommends:

- Approval

COMMISSIONER COMMENTS:

- N/A

PUBLIC COMMENT:

- Chereese L. Kitchens asked how many units would be livable? Nina clarified that parcel 7KK has one office above. And parcel 7KK1 they are not proposing any development currently.

ACTION:

ITEM: Subdivision Plat for 201 Rouse Boulevard in the Philadelphia Navy Yard					
MOTION: Approval					
MOVED BY: Ximena Valle					
SECONDED BY: Tavare Brown					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Jessie Lawrence, Chair (DPD)	x				
Joseph Syrnick, Vice Chair – Traffic Engineer	x				
Tavare Brown – Finance	x				
Patrick Eiding – Community Rep	x				
Maria Gonzalez – Community Rep					x
Dawn Summerville – Commerce	x				
Brian Clinton – MDO	x				
Ximena Valle – Architect	x				
Total	6				1

Item #5

Action Item: Streets Bill #250176

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:33:32

PRESENTERS:

- Staff member Brian Wenrich presented the application to the Planning Commission.

PURPOSE: Authorizing the revision of lines and grades on a portion of City Plan No. 118 by striking from the City Plan and vacating a widened portion of Warnock Street, on the westerly side thereof between Berks Street and Norris Street, and relocating the westerly houseline of said Warnock Street so as to align with the westerly houseline of the unaffected portions of Warnock Street as extending from Berks Street to Norris Street, under certain terms and conditions. Introduced by Councilmember Young on March 6, 2025.

STAFF RECOMMENDATION:

The Planning Commission staff recommends:

- Approval

COMMISSIONER COMMENTS:

- N/A

PUBLIC COMMENT:

- N/A

ACTION:

ITEM: Streets Bill #250176 MOTION: Approval MOVED BY: Joseph Syrnick SECONDED BY: Patrick Eiding					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Jessie Lawrence, Chair (DPD)	x				
Joseph Syrnick, Vice Chair – Traffic Engineer	x				
Tavare Brown – Finance	x				
Patrick Eiding – Community Rep	x				
Maria Gonzalez – Community Rep					x
Dawn Summerville – Commerce	x				
Brian Clinton – MDO	x				
Ximena Valle – Architect	x				
Total	6				1

ADJOURNMENT

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:37:58

ACTION: Commissioner Eiding moved to adjourn. Commissioner Valle seconded the motion, which was adopted by unanimous consent.

PLEASE NOTE:

- *Minutes of the Philadelphia City Planning Commission are presented in action format. Additional information is available in the video recording for this meeting. The start time for each agenda item in the recording is noted.*

#	Question	Asker Name	Asker Email	Answer	Question Time	Answered Time	Answer Name	Answer Email
1	Could it be recommended that a study can be extended to ensure different seasons ca	Cherese L Kitchens	oclkitchens@icloud.com	When an item is presented, please raise your hand and we will allow you to speak with the Commissioners. We cannot take testimony in the chat.	3/20/2025 13:24	3/20/2025 13:25	David Fecteau	david.fecteau@phila.gov

Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	Meg Cavanagh# PCPC Staff (Meg Cavanagh)	meg.cavanagh@phila.gov	3/20/2025 12:57	3/20/2025 13:42	46	Yes	United States
Yes	Camilla Lizundia	camilla.lizundia@phila.gov	3/20/2025 12:53	3/20/2025 13:43	50	Yes	United States
Yes	Kyle Brown	kyle.brown@phila.gov	3/20/2025 13:13	3/20/2025 13:43	30	Yes	United States
Yes	David Fecteau PCPC Staff (David Fecteau)	david.fecteau@phila.gov	3/20/2025 12:49	3/20/2025 13:42	54	Yes	United States
Yes	Cindy LaRue	cindy.larue@phila.gov	3/20/2025 13:02	3/20/2025 13:43	41	Yes	United States
Yes	Madison Matera	madison.matera@phila.gov	3/20/2025 12:49	3/20/2025 13:43	54	Yes	United States
Yes	Dan Farrell	daniel.farrell@phila.gov	3/20/2025 13:09	3/20/2025 13:42	34	Yes	United States
Yes	William H (IT Staff) (William Howell)	william.howell@phila.gov	3/20/2025 13:01	3/20/2025 13:43	43	No	United States
Yes	Abigail Sobotka/Briner	abigail.sobotka-briner@phila.gov	3/20/2025 13:41	3/20/2025 13:43	2	Yes	United States

Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	Cherese L Kitchens	3/20/2025 13:14	3/20/2025 13:43	29	Yes	United States
Yes	Bruce Bohri	3/20/2025 13:42	3/20/2025 13:43	1	Yes	United States
Yes	pedro pinto	3/20/2025 13:06	3/20/2025 13:33	27	Yes	United States
Yes	stephanies	3/20/2025 13:04	3/20/2025 13:43	39	Yes	United States
Yes	Rebekah Grimes	3/20/2025 13:04	3/20/2025 13:43	39	Yes	United States
Yes	Jonathan Goins - (he/him)	3/20/2025 13:07	3/20/2025 13:43	36	Yes	United States
Yes	Aparna Palantino	3/20/2025 13:07	3/20/2025 13:08	1	Yes	United States
Yes	Aparna Palantino	3/20/2025 13:11	3/20/2025 13:17	7	Yes	United States
Yes	Aparna Palantino	3/20/2025 13:17	3/20/2025 13:42	26	Yes	United States
Yes	Carla Bell	3/20/2025 13:24	3/20/2025 13:32	8	Yes	United States
Yes	Lawrence Battle	3/20/2025 13:17	3/20/2025 13:43	26	Yes	United States
Yes	Iris	3/20/2025 13:06	3/20/2025 13:42	37	Yes	United States
Yes	Dan Powers (PCPC Staff)	3/20/2025 13:09	3/20/2025 13:42	34	Yes	United States
Yes	Andrew Keenan, Pennoni	3/20/2025 13:04	3/20/2025 13:38	34	Yes	United States
Yes	Henry Felsman	3/20/2025 13:04	3/20/2025 13:43	39	Yes	United States
Yes	Sydney Conaway (she/her, staff)	3/20/2025 13:42	3/20/2025 13:43	1	Yes	United States
Yes	Jack Conviser (PCPC)	3/20/2025 13:04	3/20/2025 13:42	38	Yes	United States
Yes	Hal Schirmer Esq	3/20/2025 13:19	3/20/2025 13:43	24	Yes	United States
Yes	Jaylene Gutierrez (PCPC)	3/20/2025 13:07	3/20/2025 13:43	36	Yes	United States
Yes	Cristina Martinez	3/20/2025 13:17	3/20/2025 13:43	26	Yes	United States