

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

THURSDAY, APRIL 17 ,2025 9:00 A.M.

IN PERSON IN ROOM 18-029, 1515 ARCH STREET, AND ON ZOOM

JESSIE LAWRENCE, CHAIR

CALL TO ORDER

START TIME IN ZOOM RECORDING: 00:04:22

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	
	6	1	

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

The following staff members were present:

Martine Decamp, Deputy Planning Director
Emma Sonner
Sarah Bryson Banh
David Fecteau
Michael Gall

APPROVAL OF MINUTES MARCH 20, 2025

START TIME IN ZOOM RECORDING: 00:04:48

DISCUSSION:

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

ACTION: Approval

ITEM: Approval of the Minutes of March 20, 2025					
MOTION: Approval of Minutes					
Moved BY: Patrick Eiding					
SECONDED BY: Dawn Summerville					
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: 00:05:17

UPDATES

Staff News

- Ronald" Ron" Bednar, AICP, Retired
- Madison Matera new role as Lower Northeast District Planner

New Staff

- Aminat Adesanya, City Planer II, Policy and Analysis
- Derek Sysavath, IT Applications Administrator, Information Technology

Departing Staff

- Teanaya Young, Human Resources

Upcoming Meetings

- The Philadelphia City Planning Commission's next Civic Design Review Committee will meet on Tuesday, May 6 at 1pm.
- The City Planning Commission's next meeting is Thursday May 15, 2025 1pm.

ITEMS FOR 45 DAY REVIEW

- i. Zoning [Bill 250334](#): Amending section 14-1000 of the Philadelphia Code, entitled Historic Preservation, requiring notification to City Council Members of historical designations in the City of Philadelphia. Introduced by Councilmember Bass on April 10, 2025.

ITEMS IN ACCORD WITH PREVIOUS POLICY

- i. Streets [Bill 250241](#): Amending Section 2 of an Ordinance (Bill No. 220454), approved November 30, 2022, entitled "An Ordinance Authorizing the vacating of Krewstown Road from Norwalk Road to its terminus southwestwardly therefrom, under certain terms and conditions," by extending the period for compliance with the terms and conditions stated therein. Introduced by Councilmember O'Neill on March 20, 2025.
- ii. Zoning [Bill 250242](#): An Ordinance repealing in its entirety Bill No. 240972 (approved December 23, 2024), entitled "An Ordinance amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by revising certain provisions of section 14-906, entitled "Market Street East Sign Regulations," all under certain terms and conditions." Introduced by Councilmember Squilla for Council President Johnson on March 20, 2025.

- iii. Zoning [Bill 250243](#): An Ordinance repealing in its entirety Bill No. 240971 (approved December 23, 2024), entitled "An Ordinance amending Title 14 of The Philadelphia Code, entitled Zoning and Planning, by amending certain definitions relating to signs; creating an "Arena Area" within the "/CTR, Center City Overlay District" overlay; and making related changes, including a master plan requirement and changes to accessory sign controls; all in connection with zoning rules for a proposed arena in Center City; and approving a master plan for the Arena Area; all under certain terms and conditions." Introduced by Councilmember Squilla for Council President Johnson on March 20, 2025.

AGENDA

Item #1

Action Item: Zoning Bill # 250175

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:10:00

PRESENTERS:

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

PURPOSE:

- Amending Chapter 14-516 of The Philadelphia Code, entitled "/WST, West Overlay District," by providing for new digital sign controls; all under certain terms and conditions. Introduced by Councilmember Gauthier on March 6, 2025

STAFF RECOMMENDATION:

The Planning Commission staff recommends:

- Approval with Amendments

COMMISSIONER COMMENTS:

- N/A

PUBLIC COMMENT:

- N/A

ACTION:

ITEM: Zoning Bill # 250175 MOTION: Approval with Amendments MOVED BY: Patrick Eiding SECONDED BY: Maria Gonzalez					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Jessie Lawrence, Chair – Planning & Development					
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 #2**Action Item: Zoning Bill #250207**

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:15:44

PRESENTERS:

- Staff member Sarah Bryson Banh presented the application to the Planning Commission.

PURPOSE: To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Federal Street, 13th Street, Wharton Street, and Broad Street. Introduced by Councilmember Squilla on March 13, 2025.

STAFF RECOMMENDATION:

The Planning Commission staff recommends:

- Approval

COMMISSIONER COMMENTS:

- N/A

PUBLIC COMMENT:

- N/A

ACTION:

ITEM: Zoning Bill #250207 MOTION: Approval MOVED BY: Joseph Syrnick SECONDED BY: Patrick Eiding					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Jessie Lawrence, Chair – Planning & Development					
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 #3**Action Item: Zoning Bill #250291**

START TIME OF DISCUSSION IN ZOOM RECORDING:00:18:35

PRESENTERS:

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

PURPOSE:

- Amending Section 14-533 of The Philadelphia Code ("MIN, Mixed Income Neighborhoods Overlay District") to exempt from certain requirements of that Section residential development under programs designed to create affordable homeownership, which programs mandate deed restrictions and agreements establishing ongoing affordability requirements, all under certain terms and conditions. Introduced by Councilmember Gauthier on April 3, 2025.

STAFF RECOMMENDATION:

The Planning Commission staff recommends:

- Approval with Amendment

COMMISSIONER COMMENTS:

- N/A

PUBLIC COMMENT:

- N/A

ACTION:

ITEM: Zoning Bill #250291 MOTION: Approval with Amendments MOVED BY: Maria Gonzalez SECONDED BY: Dawn Summerville					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Jessie Lawrence, Chair – Planning & Development					
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: Zoning Bill #250293**

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:25:00

PRESENTERS:

- Staff member David Fecteau presented the application to the Planning Commission.

PURPOSE:

- Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by revising the One Year Rule which limits the filing of permit applications that are substantially

similar to a prior application with respect to which an appeal to the Zoning Board of Adjustment has been denied or dismissed; and making related changes; all under certain terms and conditions. Introduced by Councilmembers O'Neill and Driscoll on April 3, 2025.

STAFF RECOMMENDATION:

The Planning Commission staff recommends:

- Approval

COMMISSIONER COMMENTS:

- Commissioner Gonzalez asked what the reason was for this rule change.
- Commissioner Summerville asked about the significance of two years vs three years.
- Commissioner Eiding asked if more information could be presented to make decision on this bill.

PUBLIC COMMENT:

- N/A

ACTION:

ITEM: Zoning Bill #250293 MOTION: 45 Day Hold MOVED BY: Patrick Eiding SECONDED BY: Maria Gonzalez					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Jessie Lawrence, Chair (DPD)					
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: Zoning Bill #250333

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:34:45

PRESENTERS:

- Staff member David Fecteau presented the application to the Planning Commission.

PURPOSE:

- Amending Section 14-602 of The Philadelphia Code, entitled "Use Tables" by allowing Religious Assembly uses in certain Special Purpose districts, all under certain terms and conditions. Introduced by Councilmember Squilla on April 10, 2025

STAFF RECOMMENDATION:

The Planning Commission staff recommends:

- Approval

COMMISSIONER COMMENTS:

- N/A

PUBLIC COMMENT:

- Nathan Faris – In Favor

ACTION:

ITEM: Streets Bill #250333					
MOTION: Approval					
MOVED BY: Patrick Eiding					
SECONDED BY: Dawn Summerville					
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: 00:42:28

ACTION: Commissioner Valle moved to adjourn. Commissioner Eiding 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.*

Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	Martine Decamp	martine.decamp@phila.gov	4/17/2025 8:50	4/17/2025 9:57	68	Yes	United States
Yes	Leonard Reuter	leonard.reuter@phila.gov	4/17/2025 9:12	4/17/2025 9:57	45	Yes	United States
Yes	David Fecteau PCPC Staff (David Fecteau)	david.fecteau@phila.gov	4/17/2025 8:42	4/17/2025 9:57	75	Yes	United States
Yes	David Fecteau	david.fecteau@phila.gov	4/17/2025 8:48	4/17/2025 8:49	1	Yes	United States
Yes	Jaylene Gutierrez (PCPC) (David Fecteau)	david.fecteau@phila.gov	4/17/2025 8:57	4/17/2025 9:57	60	Yes	United States
Yes	Michael Gall (PCPC Staff) (Michael Gall)	michael.gall@phila.gov	4/17/2025 9:08	4/17/2025 9:57	49	Yes	United States
Yes	Patrick Eiding	pat14@peiding.org	4/17/2025 9:02	4/17/2025 9:57	56	Yes	United States
Yes	Maria Gonzalez	mgonzalez@hacecdc.org	4/17/2025 9:00	4/17/2025 9:57	57	Yes	United States
Yes	Jessie Lawrence	jessie.lawrence@phila.gov	4/17/2025 8:57	4/17/2025 9:57	60	Yes	United States
Yes	Brian Clinton	brian.clinton@phila.gov	4/17/2025 9:02	4/17/2025 9:57	55	Yes	United States
Yes	Dawn Summerville	dawn.summerville@phila.gov	4/17/2025 8:57	4/17/2025 9:57	60	Yes	United States
Yes	Joseph Syrnick	joseph.syrnick@srdc.net	4/17/2025 8:54	4/17/2025 9:57	64	Yes	United States
Yes	PCPC (Stephen Cavicchio)	dpd.zoom@phila.gov	4/17/2025 8:42	4/17/2025 9:01	19	No	United States
Yes	Brian Clinton (Stephen Cavicchio)	dpd.zoom@phila.gov	4/17/2025 8:44	4/17/2025 9:17	33	No	United States
Yes	Tavare Brown (Stephen Cavicchio)	dpd.zoom@phila.gov	4/17/2025 8:46	4/17/2025 9:57	72	No	United States
Yes	Public (Stephen Cavicchio)	dpd.zoom@phila.gov	4/17/2025 8:53	4/17/2025 9:57	65	No	United States
Yes	Toni Brown (Stephen Cavicchio)	dpd.zoom@phila.gov	4/17/2025 8:58	4/17/2025 9:57	59	No	United States
Yes	Presenter (Stephen Cavicchio)	dpd.zoom@phila.gov	4/17/2025 8:58	4/17/2025 9:57	59	No	United States

Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	Bruce Bohri, PCPC Staff	bruce.bohri@phila.gov	4/17/2025 9:35	4/17/2025 9:57	23	Yes	United States
Yes	Hadji Maloumian	hamaloumian@gmail.com	4/17/2025 9:15	4/17/2025 9:57	42	Yes	United States
Yes	Gemma.Tierney	gemma.tierney@phila.gov	4/17/2025 9:16	4/17/2025 9:57	41	Yes	United States
Yes	Dan Farrell	daniel.farrell@phila.gov	4/17/2025 9:20	4/17/2025 9:57	38	Yes	United States
Yes	Dan Powers (Phila City Planning Commission Staff)	dan.powers@phila.gov	4/17/2025 9:25	4/17/2025 9:57	33	Yes	United States
Yes	14848833727		4/17/2025 9:15	4/17/2025 9:15	1	Yes	United States
Yes	Kacie Liss	katherine.liss@phila.gov	4/17/2025 9:29	4/17/2025 9:57	29	Yes	United States
Yes	Kimberly Haas, Hidden City Philadelphia	khaas@hiddencityphila.org	4/17/2025 9:15	4/17/2025 9:43	29	Yes	United States
Yes	Ron Patterson	rpatterson@klehr.com	4/17/2025 9:15	4/17/2025 9:33	19	Yes	United States
Yes	Liz Fuselier (Planning Staff)	elizabeth.fuselier@phila.gov	4/17/2025 9:39	4/17/2025 9:57	18	Yes	United States
Yes	B	brschmidt739@gmail.com	4/17/2025 9:15	4/17/2025 9:57	43	Yes	United States
Yes	Emily Persico (she/her)	emily.persico@phila.gov	4/17/2025 9:19	4/17/2025 9:57	38	Yes	United States
Yes	Henry Felsman	henry.felsman@phila.gov	4/17/2025 9:19	4/17/2025 9:57	38	Yes	United States
Yes	Nathan Farris	farrisn@ballardspahr.com	4/17/2025 9:15	4/17/2025 9:57	43	Yes	United States
Yes	Jon Farnham	jon.farnham@phila.gov	4/17/2025 9:15	4/17/2025 9:25	11	Yes	United States
Yes	Meg Delevan	megan.delevan@jacobs.com	4/17/2025 9:15	4/17/2025 9:57	43	Yes	United States
Yes	Greg PA One Call	gwdanks@pa1call.org	4/17/2025 9:15	4/17/2025 9:23	9	Yes	United States
Yes	Greg PA One Call	gwdanks@pa1call.org	4/17/2025 9:24	4/17/2025 9:57	34	Yes	United States
Yes	Cassandra Perry	cassandra.perry@phila.gov	4/17/2025 9:54	4/17/2025 9:57	3	Yes	United States
Yes	Nate Dorfman (PCPC Staff)	nate.dorfman@phila.gov	4/17/2025 9:34	4/17/2025 9:57	23	Yes	United States
Yes	FranklinC	christopher.franklin@bdnreit.com	4/17/2025 9:15	4/17/2025 9:57	43	Yes	United States