

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

THURSDAY, MAY 15, 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: 00:01:16

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, Director of Planning, Interim Executive Director
Amy Boyd
Nate Dorfman
David Fecteau
Sarah Bryson Banh
Brian Wenrich
Michael Gall
Jaylene Gutierrez
Meg Cavanaugh
Nathan Grace
Emma Sonner

APPROVAL OF MINUTES APRIL 17 2025

START TIME IN ZOOM RECORDING: 00:04:17

DISCUSSION:

- Jessie Lawrence, Chair, asked the Commissioners if they had any suggested additions or corrections to the minutes of the meetings from April 17, 2025.
- No comments were offered/any changes or changes requested.

ACTION: Approval

ITEM: Approval of the Minutes of April 17, 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				2

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, June 3, at 1pm.
- The next City Planning Commission Meeting is Thursday, June 5, at 1pm.
- The next City Planning Commission Meeting (Capital Program and Budget) is Thursday, June 12, at 9am.

Information

- RCO Registration – Begins June 1 – Ends June 30. Information sessions June 12th 12-1pm, at 1515 Arch St, and June 18th 6-7pm, via ZOOM.
- Philadelphia 2050 Community Partner Opportunity – Update to the current comprehensive plan, Philadelphia2035. The update will be called Philadelphia2050 - Planning Together.
- Frankford Creek Greenway Phase 3 – Public meeting was attended on April 24th.

Congratulations

- Congratulations to David Fecteau for running and completing Cocodona 250!

ITEMS IN ACCORD WITH PREVIOUS POLICY

- i. Streets [Bill 250367](#): Amending Section 2 of an Ordinance (Bill No. 180560), approved July 10, 2018, entitled "An Ordinance Authorizing the revision of lines and grades on a portion of City Plan No. 250 by striking from the City Plan and vacating the legally open portion of Montour Street from Adams Avenue to Foulkrod Street, under certain terms and conditions" by extending the period for compliance with the terms and conditions stated therein. Introduced by Councilmember Phillips on April 24, 2025.
- ii. Streets [Bill 250430](#): Authorizing the striking from City Plan No. 123 and abandonment of a certain right-of-way reserved for water main purposes located north of Montgomery Avenue and extending from Broad Street to Fifteenth Street, under certain terms and conditions. Introduced by Councilmember Young on May 1, 2025.
- iii. Property [Bill 250485](#): Authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to acquire fee title or a lesser interest in real estate, located on East Roosevelt Boulevard in the vicinity of Langdon Street, known as Friends Campus, for the development, occupancy and operation of a health center and enter into related agreements, all under certain terms and conditions. Introduced by Councilmember Lozada on May 8, 2025.
- iv. Property [Bill 250486](#): Authorizing the Commissioner of Health and the Commissioner of Public Property, on behalf of the City of Philadelphia, to enter into agreements with the Philadelphia Authority for Industrial Development for the development of a

mixed-use condominium and Health Center facility on premises located on Frankford Avenue in the vicinity of Pratt Street and Dyre Street; owned by FCDC Development Properties I LLC or an affiliated entity, and authorizing the Commissioner of Public Property to enter into a long-term lease or sublease agreement for the occupancy and operation of the Health Center facility on said premises; and authorizing the Commissioner of Public Property to acquire fee simple title to, or a lesser interest in, the completed Health Center facility, including a condominium unit, or to facilitate the transfer of title in the completed Health Center facility, including a condominium unit, to the Philadelphia Authority for Industrial Development or the Philadelphia Municipal Authority for the benefit of the City, all under certain terms and conditions. Introduced by Councilmember Lozada on May 8, 2025.

ITEMS FOR ADMINISTRATIVE APPROVAL

- i. Capital Program [Bill 250204](#): 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.
Capital Budget [Bill 250205](#): 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.
- ii. Streets [Bill 250327](#): Authorizing an encroachment in the nature of a staircase in the vicinity of 5313 Haverford Ave, Philadelphia, PA 19139, under certain terms and conditions. Introduced by Councilmember Jones Jr on April 10, 2025.
- iii. Streets [Bill 250369](#): Authorizing various encroachments in the vicinity of 2700 S 10th St., Philadelphia, PA 19148, under certain terms and conditions. Introduced by Councilmember Gilmore-Richardson for Council President Johnson on April 24, 2025.
- iv. Streets [Bill 250370](#): Authorizing an encroachment in the nature of a staircase in the vicinity of 1855 Gladstone Street, Philadelphia, PA 19145, under certain terms and conditions. Introduced by Councilmember Gilmore-Richardson for Council President Johnson on April 24, 2025.
- v. Streets [Bill 250374](#): Authorizing encroachments in the nature of a sidewalk café in the vicinity of 115 E Girard Ave, Philadelphia, PA 19125, under certain terms and conditions. Introduced by Councilmember Young on April 24, 2025.
- vi. Streets [Bill 250381](#): Authorizing an encroachment in the nature of pedestrian lights in the vicinity of 416-38 Spring Garden St, Philadelphia, PA 19123, under certain terms and conditions. Introduced by Councilmember Squilla on April 24, 2025

AGENDA

Item #1

Action Item: Review and Comment: School District of Philadelphia Fiscal Year 2026-2031 Capital Budget and Program

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:013:45

PRESENTERS:

- Staff member Nate Dorfman presented the application to the Planning Commission. Along with Vincent Pagliaro Jr., School District; and Surekha Ramanjulu, School District.

PURPOSE: The Philadelphia Home Rule Charter requires the City Planning Commission to review the School District of Philadelphia (SDP) Capital Budget and Program prior to its adoption. The School District's Capital Program and Budget is scheduled for adoption on May 15, 2025. The Capital Program and Budget is for FY2026, beginning on July 1, 2025.

The School District proposes spending \$1.086 billion on capital improvements over the next six years. The district also proposes revising their FY2025 Capital Budget to \$219.3 million, an increase of \$7.6 million from the originally adopted FY2025 budget of \$211.7 million. This funding increase reflects actual project expenditures, as well as the reevaluation of projects and associated costs.

STAFF RECOMMENDATION:

The City Planning Commission's approval is not required. The School District is only seeking comments.

COMMISSIONER COMMENTS:

- Dawn Summerville asked for the timeline for completion for HVAC, bathrooms, etc. Answer is dependent on size of property.
- Patrick Eiding asked if there has been any consideration to asbestos. Answer is that they check site every six months. They document and address any issues that come up.
- Tavare Brown asked about the vendor process. Answer is that they have a competitive bid process.
- Dawn Summerville asked how properties are prioritized that need a great deal of repairs. Answer is the jobs are prioritized and that they have a City Master Plan that will be complete by December.

PUBLIC COMMENT:

- Allison Weiss asked if this covers playgrounds. Answer is yes most are granted.

Item #2

Action Item: Subdivision Plat for 184 Cotton Street

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:42:54

PRESENTERS:

- Staff member Meg Cavanagh presented the application to the Planning Commission.

PURPOSE: The property owner, Cotton Street Partners LLC, seeks to create three parcels from one existing parcel.

STAFF RECOMMENDATION:

The Planning Commission staff recommends:

- Not for Approval

COMMISSIONER COMMENTS:

- Commissioner Syrnick in opposition.

PUBLIC COMMENT:

- N/A

ACTION:

ITEM: Subdivision Plat for 184 Cotton Street					
MOTION: Approval					
MOVED BY: Joseph Syrnick					
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	5				2

Item #3

Action Item: Zoning Bill #250378

START TIME OF DISCUSSION IN ZOOM RECORDING: 001:01:42

PRESENTERS:

- Staff member Nathan Grace presented the application to the Planning Commission.

PURPOSE: Replace the current split commercial use zoning designations and mapping for this parcel/lot, to reflect the long-standing current use as a public education institution. The bill proposes to take the entire block to SP-CIV, Civic, Educational, and Medical (Special Purpose) District that is a more appropriate zoning district for the use.

STAFF RECOMMENDATION:

The Planning Commission staff recommends:

- Approval

COMMISSIONER COMMENTS:

- N/A

PUBLIC COMMENT:

- N/A

ACTION:

ITEM: Zoning Bill #250378					
MOTION: Approval					
MOVED BY: Patrick Eiding					
SECONDED BY: Tavare Brown					
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				2

Item #4

Action Item: Zoning Bill #250431

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:04:14

PRESENTERS:

- Staff member Nathan Grace 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 Roy Street, 11th Street, Allegheny Avenue, and Germantown Avenue.

STAFF RECOMMENDATION:

The Planning Commission staff recommends:

- Approval

COMMISSIONER COMMENTS:

- N/A

PUBLIC COMMENT:

- N/A

ACTION:

ITEM: Zoning Bill #250431					
MOTION: Approval					
MOVED BY: Tavare Brown					
SECONDED BY: Patrick Eiding					
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	5				2

Item #5

Action Item: Zoning Bill #250438

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:07:14

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 Emily Street, 4th Street, Mercy Street, and 5th Street.

STAFF RECOMMENDATION:

The Planning Commission staff recommends:

- Approval

COMMISSIONER COMMENTS:

- N/A

PUBLIC COMMENT:

- N/A

ACTION:

ITEM: Zoning Bill #250438					
MOTION: Approval					
MOVED BY: Joseph Syrnick					
SECONDED BY: Patrick Eiding					
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	5				2

Item #6

Action Item: Zoning Bill #250371

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:09:35

PRESENTERS:

- Staff member Micheal Gall 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 Powelton Avenue, Preston Street, Filbert Street, and 41st Street, and to amend Title 14 of The Philadelphia Code by adding Section 14-544 entitled /CSI, CSI Forensic Laboratory Overlay District, and making other related changes, all under certain terms and conditions.

STAFF RECOMMENDATION:

The Planning Commission staff recommends:

- Approval

COMMISSIONER COMMENTS:

- Joseph Syrnick asked if any personnel utilize riding a bike. The answer was that the bike racks were removed due to having additional in another area.

PUBLIC COMMENT:

- N/A

ACTION:

ITEM: Zoning Bill #250371					
MOTION: Approval					
MOVED BY: Dawn Summerville					
SECONDED BY: Tavaré Brown					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Jessie Lawrence, Chair (DPD)					
Joseph Syrnick, Vice Chair – Traffic Engineer	x				
Tavaré 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	5				2

Item #7

Action Item: Zoning Bill #250372

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:17:53

PRESENTERS:

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

PURPOSE: Amending Section 14-522 of the Philadelphia Code, entitled “/MIN, Mixed Income Neighborhoods Overlay District,” to expand applicable areas of the overlay in the vicinity of 49th Street and Woodland Avenue.

STAFF RECOMMENDATION:

The Planning Commission staff recommends:

- Approval

COMMISSIONER COMMENTS:

- N/A

PUBLIC COMMENT:

- N/A

ACTION:

ITEM: Zoning Bill #250372					
MOTION: Approval					
MOVED BY: Patrick Eiding					
SECONDED BY: Joseph Syrnick					
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	5				2

Item #8

Action Item: Zoning Bill #250432

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:23:04

PRESENTERS:

- Staff member Amy Boyd presented the application to the Planning Commission.

PURPOSE: Amending Section 14-529 of The Philadelphia Code, entitled "/VDO, Fifth District Overlay District" by removing exceptions for minimum residential lot area and floor area, height, and dwelling unit density bonus eligibility, all under certain terms and conditions.

STAFF RECOMMENDATION:

The Planning Commission staff recommends:

- Approval

COMMISSIONER COMMENTS:

- N/A

PUBLIC COMMENT:

- N/A

ACTION:

ITEM: Zoning Bill #250432					
MOTION: Approval					
MOVED BY: Joseph Syrnick					
SECONDED BY: Patrick Eiding					
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	5				2

Item #9

Action Item: Streets Bill #250328

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:28:38

PRESENTERS:

- Staff member Meg Cavanaugh presented the application to the Planning Commission.

PURPOSE: Esperanza Inc. operates a K-12 school campus adjacent to this street. The current street layout presents safety and operational challenges to the daily movement of students, staff and school-related traffic. Striking and vacating the section of W Bristol Street will allow for enhanced campus security and improved traffic management around the school's perimeter.

STAFF RECOMMENDATION:

The Planning Commission staff recommends:

- Approval

COMMISSIONER COMMENTS:

- Joseph Syrnick asked how the street was legally opened. The answer was that street was purchased by the city by 1957 by the City of Philadelphia. He suggested that this be looked into to prevent issues down the line.

PUBLIC COMMENT:

- N/A

ACTION:

ITEM: Streets Bill #250328					
MOTION: Approval					
MOVED BY: Patrick Eiding					
SECONDED BY: Brian Clinton					
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	5				2

Item #10

Action Item: Steets Bill #250377

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:44:38

PRESENTERS:

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

PURPOSE: Introduced by Councilmember Driscoll on April 24, 2025. This bill will strike from the City Plan and vacate Brill Street from Richmond Street to Salmon Street, strike from the City Plan and vacate Salmon Street from Brill Street to the northeasterly required right-of-way line of Bridge Street and reserving and placing on the City Plan rights-of-way for various public utility purposes (for existing water infrastructure).

STAFF RECOMMENDATION:

The Planning Commission staff recommends:

- Approval

COMMISSIONER COMMENTS:

- Joseph Syrnick suggested looking into how the street was legally opened.

PUBLIC COMMENT:

- N/A

ACTION:

ITEM: Streets Bill #250377					
MOTION: Approval					
MOVED BY: Patrick Eiding					
SECONDED BY: Joseph Syrnick					
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	5				2

Item #11

Action Item: Streets Bill #250425

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:49:10

PRESENTERS:

- Staff member Jaylene Gutierrez presented the application to the Planning Commission.

PURPOSE: Introduced by Councilmember Jones on May 1, 2025. This bill will strike and vacate a portion of Cresson Street from Ridge Avenue to Osborn Street from the City Plan. This section was never developed as a Street Right of Way and does not present a need to do so. The land will be added to the adjacent parcels.

STAFF RECOMMENDATION:

The Planning Commission staff recommends:

- Approval

COMMISSIONER COMMENTS:

- Joseph Syrnick suggested looking into how the street was legally opened.

PUBLIC COMMENT:

- N/A

ACTION:

ITEM: Zoning Bill #250425					
MOTION: Approval					
MOVED BY: Tavare Brown					
SECONDED BY: Patrick Eiding					
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	5				2

Item #12

Action Item: Zoning Bill #250436 and Streets Bill #250437

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:52:32

PRESENTERS:

- Staff members Eliza Bower and Liz Fuselier presented the application to the Planning Commission.

PURPOSE:

- **Zoning Bill #250436** The PPA requested this bill (along with Bill No. 230437) to facilitate the demolition and replacement of the Autopark at Jefferson Parking Garage. A new structure will be built to replace the existing one. It will be built with foundations to support potential future overbuilds. The bill does the following:
 1. Removes the need for special exception approval
 2. Creates a Public Enhancement Density Bonus
 3. Modifies the Center City/University City Floor Area Ratio Map
- **Streets Bill #250437** Authorizing the revision of lines and grades on a portion of City Plan No. 307 by relocating certain portions of the curb lines of Ludlow Street from Tenth Street to Eleventh Street, under certain terms and conditions.

STAFF RECOMMENDATION:

The Planning Commission staff recommends:

- Not for Approval for #250436
- Approval for #250437

COMMISSIONER COMMENTS:

- Jospeh Syrnick asked for clarification on PPA being a public entity.
- Tavare Brown asked how not approving the zoning bill would affect Streets Bill approval.

PUBLIC COMMENT:

- N/A

ACTION:

ITEM: Zoning Bill #250436 MOTION: Approval with correction made to technical language MOVED BY: Patrick Eiding SECONDED BY: Brian Clinton					
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	5				2

ACTION:

ITEM: Streets Bill #250437 MOTION: Approval MOVED BY: Brian Clinton SECONDED BY: Dawn Summerville					
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	5				2

ADJOURNMENT

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:16:58

ACTION: Commissioner Summerville moved to adjourn. Commissioner Brown 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)	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	Dan Powers (PCPC Staff) (Dan Powers)	5/15/2025 12:37	5/15/2025 15:22	165	Yes	United States
Yes	David Fecteau PCPC Staff (David Fecteau)	5/15/2025 12:51	5/15/2025 15:21	151	Yes	United States

Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	Dan Farrell	5/15/2025 14:49	5/15/2025 15:02	13	Yes	United States
Yes	Delroy	5/15/2025 15:10	5/15/2025 15:12	3	Yes	United States
Yes	Jake Sheridan	5/15/2025 13:49	5/15/2025 14:19	31	Yes	United States
Yes	Eboni Z	5/15/2025 13:05	5/15/2025 15:22	137	Yes	United States
Yes	Zoom user	5/15/2025 14:46	5/15/2025 15:22	36	Yes	United States
Yes	John Doe	5/15/2025 13:04	5/15/2025 13:49	45	Yes	United States
Yes	16103340974	5/15/2025 13:30	5/15/2025 14:22	53	Yes	United States
Yes	12158435555	5/15/2025 13:05	5/15/2025 14:18	74	Yes	United States
Yes	Nate Dorfman (PCPC Staff)	5/15/2025 14:43	5/15/2025 15:22	39	Yes	United States
Yes	Jaylene Gutierrez (PCPC)	5/15/2025 13:25	5/15/2025 15:22	117	Yes	United States
Yes	NINZ	5/15/2025 13:36	5/15/2025 14:06	31	Yes	United States
Yes	Nina	5/15/2025 14:34	5/15/2025 14:36	3	Yes	United States
Yes	Nina	5/15/2025 14:42	5/15/2025 14:53	12	Yes	United States
Yes	Nina	5/15/2025 14:56	5/15/2025 15:11	16	Yes	United States
Yes	Verónica Ayala	5/15/2025 13:16	5/15/2025 13:52	36	Yes	United States
Yes	12158435555	5/15/2025 14:26	5/15/2025 15:22	56	Yes	United States
Yes	Camilla Lizundia (PCPC Staff)	5/15/2025 14:12	5/15/2025 15:04	52	Yes	United States
Yes	Jonathan	5/15/2025 13:06	5/15/2025 14:58	113	Yes	United States
Yes	Katherine Liss	5/15/2025 13:17	5/15/2025 15:22	125	Yes	United States
Yes	Charmagne (CCDC at VCC)	5/15/2025 14:30	5/15/2025 14:50	21	Yes	United States
Yes	Aaron Holly	5/15/2025 13:08	5/15/2025 15:22	134	Yes	United States
Yes	Donna Carney (she/her)	5/15/2025 13:04	5/15/2025 15:01	117	Yes	United States
Yes	Rebekah Grimes	5/15/2025 13:04	5/15/2025 15:22	138	Yes	United States
Yes	John.Mondlak	5/15/2025 13:56	5/15/2025 14:00	5	Yes	United States
Yes	William.F.Kavanagh	5/15/2025 13:06	5/15/2025 15:22	136	Yes	United States
Yes	Charmagne King-Pratt	5/15/2025 13:05	5/15/2025 15:22	137	Yes	United States
Yes	JH	5/15/2025 13:05	5/15/2025 14:33	89	Yes	United States
Yes	Ian Litwin (staff)	5/15/2025 13:13	5/15/2025 15:22	129	Yes	United States
Yes	Keith Davis _ PCPC Staff	5/15/2025 13:07	5/15/2025 15:22	135	Yes	United States
Yes	Stephanie Pennypacker	5/15/2025 13:05	5/15/2025 15:22	138	Yes	United States
Yes	Bruce Bohri, PCPC Staff	5/15/2025 13:21	5/15/2025 15:22	121	Yes	United States
Yes	B	5/15/2025 13:05	5/15/2025 15:22	137	Yes	United States