

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

THURSDAY, JULY 17 , 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: 00:01:22

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

| Commissioner                                           | Present | Absent | Comment |
|--------------------------------------------------------|---------|--------|---------|
| <b>Jessie Lawrence, Chair</b> – Planning & Development | x       |        |         |
| <b>Joseph Syrnick, Vice Chair</b> – Traffic Engineer   | x       |        |         |
| <b>Tavare Brown</b> – Director of Finance Designee     | x       |        |         |
| <b>Patrick Eiding</b> – Community Representative       |         | x      |         |
| <b>Maria Gonzalez</b> – Community Representative       | x       |        |         |
| <b>Dawn Summerville</b> – Commerce Department Designee | x       |        |         |
| <b>Brian Clinton</b> – Managing Director Designee      |         | x      |         |
| <b>Ximena Valle</b> – 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  
Nate Dorfman  
David Fecteau  
Sarah Bryson Banh  
Eliza Bower  
Liz Fuseiler  
Dan Farrell

## **APPROVAL OF MINUTES JUNE 5 AND JUNE 12, 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 June 5, 2025 and June 12, 2025
- No comments were offered.

**ACTION:** Approval

|                                                                         |     |    |         |        |        |
|-------------------------------------------------------------------------|-----|----|---------|--------|--------|
| <b>ITEM: Approval of the Minutes of June 5, 2025, and June 12, 2025</b> |     |    |         |        |        |
| <b>MOTION: Approval of minutes</b>                                      |     |    |         |        |        |
| <b>MOVED BY: Commissioner Syrnick</b>                                   |     |    |         |        |        |
| <b>SECONDED BY: Commissioner Gonzalez</b>                               |     |    |         |        |        |
| <b>VOTE</b>                                                             |     |    |         |        |        |
| Commissioner                                                            | Yes | No | Abstain | Recuse | Absent |
| <b>Jessie Lawrence, Chair</b> – Planning & Development                  | x   |    |         |        |        |
| <b>Joseph Syrnick, Vice Chair</b> – Traffic Engineer                    | x   |    |         |        |        |
| <b>Tavare Brown</b> – Director of Finance Designee                      | x   |    |         |        |        |
| <b>Patrick Eiding</b> – Community Representative                        |     |    |         |        | x      |
| <b>Maria Gonzalez</b> – Community Representative                        | x   |    |         |        |        |
| <b>Dawn Summerville</b> – Commerce Department Designee                  | x   |    |         |        |        |
| <b>Brian Clinton</b> – Managing Director                                |     |    |         |        | x      |
| <b>Ximena Valle</b> – Architect                                         | x   |    |         |        |        |
| Total                                                                   | 6   |    |         |        | 2      |

## **EXECUTIVE DIRECTORS UPDATE.**

**START TIME IN ZOOM RECORDING:** 00:04:53

### **UPDATES**

#### **New Staff**

- Elena Fisher, City Planner Supervisor, Development Planning
- David Jackson, Grants Manager
- Jamise Sanders, Management Trainee, Human Resources
- Joshua Schroder, Preservation Planner 1, Historical Commission

#### **Upcoming Meetings**

- The Philadelphia City Planning Commission's next meeting of the Civic Design Review Committee will be Tuesday, August 5, 2025, at 1pm.
- The next City Planning Commission meeting is Thursday, August 21, 2025, at 1pm.

**Information**

- RCO Registration- Ended June 30, 2025
  - 195 RCOs renewed their status
  - 8 new organizations applied to be RCOS
  - 30 RCOs did not renew their status

**ITEMS FOR ADMINISTRATIVE APPROVAL**

- i. Streets Bill 250652: Authorizing a dumpster enclosure encroachment at 782-84 South 3rd Street, Philadelphia, PA 19147, under certain terms and conditions. Introduced by Councilmembers Squilla and Harrity on June 12, 2025.

## **AGENDA**

### **Item #1**

#### **Action Item: Zoning Bill #250608**

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 00:08:00

**PRESENTERS:**

- Staff member Nate Dorfman 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 Ruscomb Street, Broad Street, Loudon Street, Carlisle Street, and Windrim Avenue.

**STAFF RECOMMENDATION:**

- Approval

**COMMISSIONER COMMENTS:**

- N/A

**PUBLIC COMMENT:**

- N/A

**ACTION:** Note that Commissioner Clinton was in attendance for this action item through the end of the meeting.

|                                                        |     |    |         |        |        |
|--------------------------------------------------------|-----|----|---------|--------|--------|
| <b>ITEM: Zoning Bill# 250608</b>                       |     |    |         |        |        |
| <b>MOTION: Approval</b>                                |     |    |         |        |        |
| <b>MOVED BY: Commissioner Syrnick</b>                  |     |    |         |        |        |
| <b>SECONDED BY: Commissioner Valle</b>                 |     |    |         |        |        |
| VOTE                                                   |     |    |         |        |        |
| Commissioner                                           | Yes | No | Abstain | Recuse | Absent |
| <b>Jessie Lawrence, Chair</b> – Planning & Development |     |    | x       |        |        |
| <b>Joseph Syrnick, Vice Chair</b> – Traffic Engineer   | x   |    |         |        |        |
| <b>Tavare Brown</b> – Director of Finance Designee     | x   |    |         |        |        |
| <b>Patrick Eiding</b> – Community Representative       |     |    |         |        | x      |
| <b>Maria Gonzalez</b> – Community Representative       | x   |    |         |        |        |
| <b>Dawn Summerville</b> – Commerce Department Designee | x   |    |         |        |        |
| <b>Brian Clinton</b> – Managing Director               | x   |    |         |        |        |
| <b>Ximena Valle</b> – Architect                        | x   |    |         |        |        |
| Total                                                  | 6   |    | 1       |        | 1      |

## Item #2

### Action Item: Zoning # 250648

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:13:28

#### PRESENTERS:

- Staff member Eliza Bower 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 North Street, Broad Street, Wallace Street, and 15<sup>th</sup> Street.

#### STAFF RECOMMENDATION:

The Planning Commission staff recommends:

- Approval

#### COMMISSIONER COMMENTS:

- Commissioner Valle asked if the building is currently being used as office space. Eliza Bower stated that the front portion is currently as office spaces.
- Commissioner Summerville asked for the sizing of the units. The Director of The Philadelphia Cooperation of Aging, Najja Orr, spoke to providing the size of approximately 66 units and the community center. He also explained the thought behind providing this residential area and improving their services for the future

#### PUBLIC COMMENT:

- N/A

#### ACTION:

|                                                        |     |    |         |        |        |
|--------------------------------------------------------|-----|----|---------|--------|--------|
| <b>ITEM: Zoning Bill #250648</b>                       |     |    |         |        |        |
| <b>MOTION: Approval</b>                                |     |    |         |        |        |
| <b>MOVED BY: Commissioner Valle</b>                    |     |    |         |        |        |
| <b>SECONDED BY: Commissioner Summerville</b>           |     |    |         |        |        |
| VOTE                                                   |     |    |         |        |        |
| Commissioner                                           | Yes | No | Abstain | Recuse | Absent |
| <b>Jessie Lawrence, Chair</b> – Planning & Development |     |    | x       |        |        |
| <b>Joseph Syrnick, Vice Chair</b> – Traffic Engineer   | x   |    |         |        |        |
| <b>Tavare Brown</b> – Director of Finance Designee     | x   |    |         |        |        |
| <b>Patrick Eiding</b> – Community Representative       |     |    |         |        | x      |
| <b>Maria Gonzalez</b> – Community Representative       | x   |    |         |        |        |
| <b>Dawn Summerville</b> – Commerce Designee            | x   |    |         |        |        |
| <b>Brian Clinton</b> – Managing Director Designee      | x   |    |         |        |        |
| <b>Ximena Valle</b> – Architect                        | x   |    |         |        |        |
| Total                                                  | 6   |    | 1       |        | 1      |

### Item #3

#### **Action Item: 766 S Front Street: Referral from staff determination of a habitable room in the Queen Village Neighborhood Conservation Overlay**

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 00:22:59

**PRESENTERS:**

- Staff member Liz Fuselier presented the application to the Planning Commission.

**PURPOSE:** The application for a proposed 2-story detached structure with an Accessory Dwelling Unit (ADU) on the second floor (800 sf) and two stacked parking spots with bike storage (700 sf) on the first floor does not meet the following design standards of the Queen Village NCO.

**STAFF RECOMMENDATION:**

The Planning Commission staff recommends:

- Not For Approval

**COMMISSIONER COMMENTS:**

- Commissioner Syrnick asked for clarity on why the current driveway would be taken away. Staff stated that there would be two parking stops with this proposal.

**PUBLIC COMMENT:**

- Lindsey Scannapieco, owner of property, gave testimony for this proposal.

**ACTION:**

|                                                                                                                                               |     |    |         |        |        |
|-----------------------------------------------------------------------------------------------------------------------------------------------|-----|----|---------|--------|--------|
| <b>ITEM: 766 S Front Street: Referral from staff determination of a habitable room in the Queen Village Neighborhood Conservation Overlay</b> |     |    |         |        |        |
| <b>MOTION: Approval as presented</b>                                                                                                          |     |    |         |        |        |
| <b>MOVED BY: Commissioner Valle</b>                                                                                                           |     |    |         |        |        |
| <b>SECONDED BY: Commissioner Gonzalez</b>                                                                                                     |     |    |         |        |        |
| VOTE                                                                                                                                          |     |    |         |        |        |
|                                                                                                                                               | Yes | No | Abstain | Recuse | Absent |
| <b>Jessie Lawrence, Chair</b> – Planning & Development                                                                                        |     |    | x       |        |        |
| <b>Joseph Syrnick, Vice Chair</b> – Traffic Engineer                                                                                          | x   |    |         |        |        |
| <b>Tavare Brown</b> – Director of Finance Designee                                                                                            | x   |    |         |        |        |
| <b>Patrick Eiding</b> – Community Representative                                                                                              |     |    |         |        | x      |
| <b>Maria Gonzalez</b> – Community Representative                                                                                              | x   |    |         |        |        |
| <b>Dawn Summerville</b> – Commerce Designee                                                                                                   | x   |    |         |        |        |
| <b>Brian Clinton</b> – Managing Director Designee                                                                                             | x   |    |         |        |        |
| <b>Ximena Valle</b> – Architect                                                                                                               | x   |    |         |        |        |
|                                                                                                                                               |     |    |         |        |        |
| Total                                                                                                                                         | 6   |    | 1       |        | 1      |

### Item #4

**Action Item: Streets Bill #250606****START TIME OF DISCUSSION IN ZOOM RECORDING:** 00:45:45**PRESENTERS:**

- Staff member Dan Farrell presented the application to the Planning Commission.

**PURPOSE:** To allow a fence enclosure at 1338-44 Rising Sun Ave. A minimum of five feet (5'-0") of clear sidewalk space is to remain after installation.

**STAFF RECOMMENDATION:**

The Planning Commission staff recommends:

- Not For Approval

**COMMISSIONER COMMENTS:**

- Commissioner Syrnick asked if this portion of Rising Sun Avenue is legally open and whether the encroachment would create a storage area for the restaurant. Dan Farrell answered both questions in the affirmative.
- Commissioner Summerville asked if there was any communication with the owner and architect. Dan Farrell stated there has been no answers given to the questions that have been proposed.

**PUBLIC COMMENT:**

- N/A

**ACTION:**

|                                                        |     |    |         |        |        |
|--------------------------------------------------------|-----|----|---------|--------|--------|
| <b>ITEM: Streets Bill #250606</b>                      |     |    |         |        |        |
| <b>MOTION: 45 Day Hold</b>                             |     |    |         |        |        |
| <b>MOVED BY: Commissioner Summerville</b>              |     |    |         |        |        |
| <b>SECONDED BY: Commissioner Gonzalez</b>              |     |    |         |        |        |
| VOTE                                                   |     |    |         |        |        |
| Commissioner                                           | Yes | No | Abstain | Recuse | Absent |
| <b>Jessie Lawrence, Chair</b> – Planning & Development |     |    | x       |        |        |
| <b>Joseph Syrnick, Vice Chair</b> – Traffic Engineer   | x   |    |         |        |        |
| <b>Tavare Brown</b> – Finance designee                 | x   |    |         |        |        |
| <b>Patrick Eiding</b> – Community Rep                  |     |    |         |        | x      |
| <b>Maria Gonzalez</b> – Community Rep                  | x   |    |         |        |        |
| <b>Dawn Summerville</b> – Commerce designee            | x   |    |         |        |        |
| <b>Brian Clinton</b> – Managing Director designee      | x   |    |         |        |        |
| <b>Ximena Valle</b> – Architect                        | x   |    |         |        |        |
|                                                        |     |    |         |        |        |
| Total                                                  | 6   |    | 1       |        | 1      |

**ADJOURNMENT**

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 00:54:05

**ACTION:** Commissioner Gonzalez 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.*

| Attended | User Name (Original Name)                | Email                   | Join Time       | Leave Time      | Time in Session (minutes) | Is Guest | Country/Region Name |  |
|----------|------------------------------------------|-------------------------|-----------------|-----------------|---------------------------|----------|---------------------|--|
| Yes      | Sarah Banh# PCPC (Sarah Banh)            | sarah.banh@phila.gov    | 7/17/2025 12:51 | 7/17/2025 13:58 | 68                        | Yes      | United States       |  |
| Yes      | David Fecteau PCPC Staff (David Fecteau) | david.fecteau@phila.gov | 7/17/2025 12:51 | 7/17/2025 13:58 | 67                        | Yes      | United States       |  |

| Attended | User Name (Original Name)                     | Email                             | Join Time       | Leave Time      | Time in Session (minutes) | Is Guest | Country/Region Name |
|----------|-----------------------------------------------|-----------------------------------|-----------------|-----------------|---------------------------|----------|---------------------|
| Yes      | Russell Hicks from Ebony Suns Enterprises LLC | rhicks@ebonysuns.com              | 7/17/2025 13:15 | 7/17/2025 13:55 | 40                        | Yes      | United States       |
| Yes      | Aaron Holly                                   | aaron.holly@phila.gov             | 7/17/2025 13:37 | 7/17/2025 13:50 | 13                        | Yes      | United States       |
| Yes      | Sydney Conaway (she/her)                      | sydney.conaway@phila.gov          | 7/17/2025 13:19 | 7/17/2025 13:58 | 39                        | Yes      | United States       |
| Yes      | a weiss/Solo                                  | awfromhh8@gmail.com               | 7/17/2025 13:04 | 7/17/2025 13:58 | 54                        | Yes      | United States       |
| Yes      | Nina Solomonick                               | nina.solomonick@phila.gov         | 7/17/2025 13:06 | 7/17/2025 13:58 | 53                        | Yes      | United States       |
| Yes      | Lindsey Scannapieco                           | lindsey.scannapieco@gmail.com     | 7/17/2025 13:06 | 7/17/2025 13:49 | 43                        | Yes      | United States       |
| Yes      | 12679058433                                   |                                   | 7/17/2025 13:04 | 7/17/2025 13:27 | 24                        | Yes      | United States       |
| Yes      | Jack Conviser (PCPC)                          | jack.conviser@phila.gov           | 7/17/2025 13:18 | 7/17/2025 13:58 | 41                        | Yes      | United States       |
| Yes      | blumgarj                                      | jblumgart@inquirer.com            | 7/17/2025 13:04 | 7/17/2025 13:35 | 32                        | Yes      | United States       |
| Yes      | 12679058433                                   |                                   | 7/17/2025 13:30 | 7/17/2025 13:58 | 29                        | Yes      | United States       |
| Yes      | keisha                                        | kar4ever16@gmail.com              | 7/17/2025 13:04 | 7/17/2025 13:58 | 55                        | Yes      | United States       |
| Yes      | Joyce Lee                                     | jlee@indigojld.com                | 7/17/2025 13:04 | 7/17/2025 13:58 | 54                        | Yes      | Canada              |
| Yes      | Jonathan Goins - (he/him)                     | jonathangoins@gmail.com           | 7/17/2025 13:08 | 7/17/2025 13:30 | 22                        | Yes      | United States       |
| Yes      | Jonathan's                                    | jonathangoins@gmail.com           | 7/17/2025 13:45 | 7/17/2025 13:58 | 13                        | Yes      | United States       |
| Yes      | stephenmileto                                 | stephen@qb3design.com             | 7/17/2025 13:04 | 7/17/2025 13:49 | 46                        | Yes      | United States       |
| Yes      | Cassandra Perry                               | cassandra.perry@phila.gov         | 7/17/2025 13:04 | 7/17/2025 13:58 | 54                        | Yes      | United States       |
| Yes      | br                                            | brschmidt739@gmail.com            | 7/17/2025 13:27 | 7/17/2025 13:58 | 32                        | Yes      | United States       |
| Yes      | Katherine Liss                                | katherine.liss@phila.gov          | 7/17/2025 13:04 | 7/17/2025 13:58 | 54                        | Yes      | United States       |
| Yes      | Keith Davis _ PCPC Staff                      | keith.f.davis@phila.gov           | 7/17/2025 13:07 | 7/17/2025 13:58 | 51                        | Yes      | United States       |
| Yes      | Stephanie Pennypacker                         | stephanie.m.pennypacker@phila.gov | 7/17/2025 13:04 | 7/17/2025 13:58 | 54                        | Yes      | United States       |
| Yes      | Didi                                          | brownbear508@yahoo.com            | 7/17/2025 13:09 | 7/17/2025 13:58 | 50                        | Yes      | United States       |
| Yes      | Henry Felsman                                 | henry.felsman@phila.gov           | 7/17/2025 13:05 | 7/17/2025 13:58 | 54                        | Yes      | United States       |
| Yes      | Greg                                          | gwdanks@pa1call.org               | 7/17/2025 13:07 | 7/17/2025 13:56 | 49                        | Yes      | United States       |
| Yes      | Cal Luning                                    | cluning@upenn.edu                 | 7/17/2025 13:19 | 7/17/2025 13:55 | 36                        | Yes      | United States       |