

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

THURSDAY, SEPTEMBER 18, 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

Joseph Syrnick, Vice Chair, called the meeting to order and announced the presence of a quorum.
The following Commissioners joined:

Commissioner	Present	Absent	Comment
Jessie Lawrence, Chair – Department of 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 Designee	x		
Ximena Valle – Architect	x		
Joyce Lee – Urban Planner	x		

The meeting was held in person in room 18-029, 1515 Arch Street, and remotely via Zoom video and audio-conferencing software.

The following staff members were present:

Michael Gall
Amy Boyd
Madison Matera
Daniel Farrell

SWEARING IN OF NEW COMMISSIONER – JOYCE LEE

START TIME IN ZOOM RECORDING: 00:04:30

APPROVAL OF MINUTES, JULY 17, 2025

START TIME IN ZOOM RECORDING: 00:06:10

DISCUSSION:

- Vice Chair Joseph Syrnick asked the Commissioners if they had any suggested additions or corrections to the minutes of the meeting of July 17, 2025.
- No comments were offered.

ACTION: Approval

ITEM: Approval of the Minutes of July 17, 2025, Meeting					
MOTION: Approval of Minutes					
MOVED BY: Ximena Valle					
SECONDED BY: Patrick Eiding					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Jessie Lawrence					
Joseph Syrnick	x				
Tavare Brown	x				
Patrick Eiding	x				
Maria Gonzalez	x				
Dawn Summerville	x				
Brian Clinton	x				
Ximena Valle	x				
Joyce Lee			x		
Total	7		1		

EXECUTIVE DIRECTORS UPDATE

START TIME IN ZOOM RECORDING: 00:06:37

UPDATES

Staff Departure

- Alex Smith, Director of Art and Design.

Upcoming Meetings

- The Philadelphia City Planning Commission's next meeting of the Civic Design Review Committee will be Tuesday, October 7, 2025, at 1pm.
- The next City Planning Commission meeting is Thursday, October 16, 2025, at 1pm.

Information

- PARK(ing) Day – September 19, 2025, 9am-4pm – 1600 Block of Chestnut Street

ITEMS IN ACCORD WITH PREVIOUS POLICY

i. Streets Bill 250710: Amending Section 3 of an Ordinance (Bill No. 230033), approved April 12, 2023, entitled "An Ordinance Authorizing the vacating of Sloan Street from Ogden Street to its terminus northwardly therefrom and the reserving and plotting upon City Plan No. 106 of a right-of-way for sewer and drainage purposes and public utility purposes within the lines of said Sloan Street being vacated and authorizing acceptance of the grant to the City of the said right of way, under certain terms and conditions," by extending the period for compliance with the terms and conditions stated therein. Introduced by Councilmember Gauthier on September 11, 2025.

ii. Streets Bill 250716: Amending Section 2 of an Ordinance (Bill No. 230438), approved July 5, 2023, entitled "An Ordinance Authorizing the revision of lines and grades on a portion of City Plan Nos. 230 and 289 by placing on the City Plan two irregularly-shaped areas, one located along the northeasterly side of Ridge Avenue and extending from a point northwest of the Wissahickon Creek to a point approximately four-hundred twenty-four feet further northwestwardly therefrom and the other located along the southwesterly side of Ridge Avenue extending from a point northwest of the Wissahickon Creek northwestwardly to the southwesterly side of Main Street, thereby widening said Ridge Avenue, and authorizing the opening of the portions of the said widened Ridge Avenue extending through property owned by the City, under certain terms and conditions, including the dedication to the City of the additions to the beds of Ridge Avenue and Main Street being placed on the City Plan," by extending the period for compliance with the terms and conditions stated therein. Introduced by Councilmember Jones on September 11, 2025.

iii. Streets Bill 250724: Authorizing various encroachments in the vicinity of 1000-52 Frankford Ave, Philadelphia, PA 19125, under certain terms and conditions. Introduced by Councilmember Squilla on September 11, 2025.

iv. Streets Bill 250725: Authorizing encroachments in the nature of a sidewalk cafe in the vicinity of 1313-17 S 3rd St, Philadelphia, PA 19147, under certain terms and conditions. Introduced by Councilmember Squilla on September 11, 2025.

AGENDA

Item #1: Zoning Bill 241064:

Amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning" by revising provisions for electric vehicle parking and electrical supply requirements and making technical changes, all under certain terms and conditions. Introduced by Councilmember Ahmad on November 14, 2024.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:10:12

PRESENTERS:

- Staff member Madison Matera presented the application to the Planning Commission.

PURPOSE

To support the electric vehicle (EV) transition in Philadelphia, this legislation is proposed to increase requirements for EV chargers in newly developed parking lots. Expanding the City's standards to include non-residential lots and requiring the installation of chargers is critical to providing equitable and accessible EV charging infrastructure, as Philadelphians have limited access to residential charging due to dense housing stock that lacks off-street parking in many locations.

The current Electric Vehicle Parking code provisions were enacted with Bill #150814 in 2016. The current code language only applies to developments that contain a residential use and are providing 20 or more parking spaces. The current code also only requires the wiring for a charger, not installation.

This proposed legislation was drafted by the EV Zoning Working Group, comprised of representatives from the Philadelphia City Planning Commission, the Department of Licenses and Inspections, and OTIS' Office of Multimodal Planning.

In 2024, the EV Working Group began to coalesce around a new series of stated policy goals surrounding electric vehicle parking. Shortly after, Planning Commission staff were contacted by the office of Councilmember Nina Ahmad to begin developing legislation related to electric vehicle charging and parking requirements. Bill #241064 was introduced in November of 2024 with the working group's recommendations, however, a number of stakeholders stepped forward with concerns and questions, including the Department of Fire and Licenses and Inspections. Staff worked with Council to develop substantial amendments to the Bill's original provisions over the past few months.

STAFF RECOMMENDATION:

The Planning Commission staff recommends:

- Approval With Amendments.

COMMISSIONER COMMENTS:

- Commissioner Brown asked if this bill would apply to existing parking lots. OTIS representative Anna Kelly stated that it would be triggered by having a permit to do work on the existing lot. If a permit is pulled for work on the lot, they will be required to meet these conditions.
- Commissioner Summerville asked about the city's preparedness for EV infrastructure. OTIS representative Anna Kelly stated that there is not a lot of infrastructure throughout the city neighborhoods, outside of Center City. The purpose is to provide more access to EV charging stations throughout the city. City is currently working on a public-private partnership for more city-wide charging infrastructure in municipal and curbside locations. City also has a workforce development initiative to support the work that needs to be done.
- Commissioner Lee asked if there has been any engagement to streamline permitting with PECO regarding this bill. OTIS representative Anna Kelly and Madsion Matera spoke to some incentive and rebate programs PECO is offering, and that they have had several meetings with PECO about this Legislation and PECO does not foresee any issues with the legislation at this time.
- Commissioner Gonzalez asked if there are any resources that owners can utilize due to the extensive work that would need to be done to install these chargers. OTIS representative Anna Kelly stated that the PECO rebates and discounts would help tremendously. As far as public infrastructure, they are looking into receiving some federal grants.
- Commissioner Valle asked if this legislation would apply to parking garages. Madison Matera stated that it would apply depending on what the primary use of the parking garage would be.
- Commissioner Clinton asked if this legislation would apply to PPA lots. Madison Matera stated that this legislation would apply to PPA lots.
- Commissioner Gonzalez suggests that there should be information sessions in the communities to provide education and information.

PUBLIC COMMENT:

- N/A

ACTION:

ITEM: Zoning Bill 241064 MOTION: Approval with Amendments MOVED BY: Maria Gonzalez SECONDED BY: Patrick Eiding					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Jessie Lawrence					
Joseph Syrnick	x				
Tavare Brown	x				
Patrick Eiding	x				
Maria Gonzalez	x				
Dawn Summerville	x				
Brian Clinton	x				
Ximena Valle	x				
Joyce Lee			x		
Total	7		1		

Item #2: Streets Bill 250606:

Authorizing HOWARD FOREMAN, ("Owner") to install, own and maintain a proposed fence encroachment at 1338-44 Rising Sun Ave, Philadelphia, PA 19140 ("Property"), under certain terms and conditions. Introduced by Councilmember Young on June 5, 2025.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:31:32

PRESENTERS:

- Staff member Daniel 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 Summerville stated that in the previous meeting she did not hear about unsheltered people potentially sleeping on the grates, thought this was only about the trash on site.
- Commissioner Gonzalez echoed Commissioner Summerville's comment and stated that she is disappointed that the owners did not work with staff to come up with an aggregable solution.

PUBLIC COMMENT:

- N/A

ACTION:

ITEM: Streets Bill 250606 MOTION: Not For Approval MOVED BY: Patrick Eiding SECONDED BY: Dawn Summerville					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Jessie Lawrence					
Joseph Syrnick	x				
Tavare Brown	x				
Patrick Eiding	x				
Maria Gonzalez	x				
Dawn Summerville	x				
Brian Clinton	x				
Ximena Valle	x				
Joyce Lee	x				
Total	8				

ADJOURNMENT

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:37:20

ACTION: Commissioner Summerville 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)	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name	
Yes	Cindy LaRue (PCPC Staff)	9/18/2025 13:07	9/18/2025 13:45	38	Yes	United States	
Yes	Anastasia Crisostomo-Dawan	9/18/2025 13:32	9/18/2025 13:45	13	Yes	United States	
Yes	Bruce Bohri	9/18/2025 13:21	9/18/2025 13:45	25	Yes	United States	
Yes	Elena.Fisher	9/18/2025 13:42	9/18/2025 13:45	3	Yes	United States	
Yes	Stephanie Pennypacker	9/18/2025 13:07	9/18/2025 13:30	23	Yes	United States	
Yes	TTC property group	9/18/2025 13:07	9/18/2025 13:45	38	Yes	United States	
Yes	Joyce Brooks	9/18/2025 13:07	9/18/2025 13:45	38	Yes	United States	
Yes	Carlene “Cai” Randolph	9/18/2025 13:27	9/18/2025 13:45	19	Yes	United States	
Yes	Brian Wenrich (PCPC staff)	9/18/2025 13:07	9/18/2025 13:45	38	Yes	United States	
Yes	Miguel Santos 🍀	9/18/2025 13:12	9/18/2025 13:45	34	Yes	United States	
Yes	Ben Tang	9/18/2025 13:07	9/18/2025 13:45	38	Yes	United States	
Yes	Meg Cavanagh, PCPC	9/18/2025 13:07	9/18/2025 13:45	38	Yes	United States	
Yes	Katherine	9/18/2025 13:40	9/18/2025 13:45	5	Yes	United States	
Yes	Nathan Dorfman (PCPC Staff)	9/18/2025 13:45	9/18/2025 13:45	1	Yes	United States	
Yes	Jonathan Goins - (he/him)	9/18/2025 13:07	9/18/2025 13:38	31	Yes	United States	
Yes	Michael Blount	9/18/2025 13:44	9/18/2025 13:45	2	Yes	United States	
Yes	Kenneth Hawley	9/18/2025 13:07	9/18/2025 13:45	38	Yes	United States	
Yes	Nina Solomonick, PCPC Staff	9/18/2025 13:15	9/18/2025 13:45	30	Yes	United States	
Yes	Aaron Holly	9/18/2025 13:11	9/18/2025 13:45	34	Yes	United States	
Yes	Christina Figueroa- APM	9/18/2025 13:07	9/18/2025 13:45	38	Yes	United States	
Yes	Liz Fuselier PCPC Staff	9/18/2025 13:35	9/18/2025 13:45	10	Yes	United States	
Yes	Keith Davis	9/18/2025 13:07	9/18/2025 13:45	38	Yes	United States	
Yes	Samsung SM-S911U	9/18/2025 13:11	9/18/2025 13:19	9	Yes	United States	
Yes	Samsung SM-S911U	9/18/2025 13:36	9/18/2025 13:45	9	Yes	United States	
Yes	Sarah Banh	9/18/2025 13:44	9/18/2025 13:45	1	Yes	United States	
Yes	Cassandra Perry	9/18/2025 13:07	9/18/2025 13:45	38	Yes	United States	
Yes	b	9/18/2025 13:07	9/18/2025 13:45	38	Yes	United States	
Yes	Patrick Eiding	9/18/2025 12:56	9/18/2025 13:45	50	Yes	United States	
Yes	Amy Boyd (PCPC Staff) (Amy Boyd)	9/18/2025 12:46	9/18/2025 13:45	59	Yes	United States	