

**CITY PLANNING COMMISSION
MINUTES OF MEETING
November 10, 2022 – 5:00 P.M.
TOWN HALL MEETING**

Participants: Commission Members – Mr. Melosky, Mr. Malozi, Mr. Barker and Ms. Cohen. City staff included Darlene Heller of the Planning and Zoning Bureau, Basel Yandem of the Engineering Bureau, and Attorney Matthew Deschler as Solicitor to the Commission. Attending in person were Mr. Duane Wagner, Mr. Steve Kerbacher, Mr. Dominic Villani, Mr. Naser Kodza, Mr. Karl Seller, Mr. Dave Woglom and Ms. Meg Fogarty.

1. APPROVAL OF MINUTES – October 13, 2022.

Mr. Malozi made a motion to approve the minutes of the October 13, 2022 Planning Commission meeting. The motion was seconded by Mr. Barker. The vote was 2-2. Mr. Barker and Ms. Cohen abstained. Therefore, it was tabled to the next meeting.

2. LAND DEVELOPMENT PLAN REVIEW

A. (22-008 LD) – 22040007– 2854 LINDEN ST. – Land Development and Subdivision Plan – WARD 14, Zoned RG, plan dated March 22, 2022 and revised October 7, 2022. The applicant proposed to construct a 3-story building consisting of 36 multi-family dwelling units with 72 car parking lot on a 2.5 acre lot.

Mr. Duane Wagner reviewed the plan. Mr. Malozi asked Mr. Wagner to point out where they are putting the green giant trees. Mr. Wagner stated they would be planted on the east and south side of the property line. Mr. Melosky asked Ms. Heller if she had any additional comments. Ms. Heller stated the comments on the City letter were straight forward. She stated that under the General comments, the City suggested that they include some a 4 ft. solid fence to avoid headlights to the neighbors. Ms. Heller stated that the City would like some of the elements of the front façade to be incorporated to the back of the building that faces Linden St. Mr. Melosky asked Mr. Wagner if he will with continuing dialogue with City staff in reference to that façade. Mr. Wagner concurred.

Ms. Cohen thanked Mr. Wagner for taking the Planning Commission's suggestions on the site layout. Mr. Malozi asked if there was fencing proposed for the property line. Mr. Wagner stated there is not. Mr. Deschler mentioned when the motion is proposed make sure to address that issue that the Commission is okay with there not being a solid fence so that there is clarity.

Mr. Karl Seller, 2830 Linden St., Unit #2B, wanted to know when would the landscape buffer be put in. Mr. Wagner stated it would be put in before occupancy at the end of the construction process. Mr. Seller mentioned he had mixed emotions about the solid fence.

Mr. Dave Woglom, 2830 Linden St., Unit #4D, complemented Mr. Wagner on communicating with the neighbors. He has had numerous communications with Mr. Wagner and he has shared plans with the neighbors. Once the trees grow in, he stated that he is sure it would supply a nice buffer for the neighbors.

Ms. Meg Fogarty, 920 Wafford Lane, asked what the developer is doing about landscaping on Linden St. Mr. Wagner stated that along Linden St. there will be street trees and between the sidewalk and the building there will be landscaping (deciduous trees, etc.) to provide some natural buffer.

Mr. Barker stated that he did not know why the building could not parallel Butztown Rd. Mr. Wagner stated it was a recommendation out of Planning and the zoning relief they received had the building parallel to Linden St. Mr. Melosky stated that each Board makes their own decision.

Mr. Malozi made a motion to approve the land development and subdivision plan for 2854 Linden St. contingent upon meeting all the conditions outlined in the City's November 3, 2022 letter and with the following additions: 1) the approval from City Forester and Planning department for the proposed revisions of the Landscaping Plan, 2) Continuing good faith discussions with City staff to develop an attractive western façade to the structure, and 3) The Planning Commission does not recommend that a solid fence on the southern property line. The motion was seconded by Mr. Barker and passed with a 4-0 vote.

- B. (22-012 LD) – 22090001– Frankford Street Townhomes – Land Development Plan –Ward 9, Zoned RT, plan dated September 2, 2022 and revised October 10, 2022.** The applicant intends to construct four (4) single family attached dwellings with associated driveway and parking area on a 0.21 acre lot.

Mr. Dominic Villani reviewed the plan. Mr. Melosky asked if Ms. Heller had any additional comments. Ms. Heller stated there was a comment to front the building on E. Frankford St. and the developer was able to do that. Mr. Malozi asked regarding the street trees, are they along E. Frankford St. Mr. Villani stated they would have no problem putting the trees behind the sidewalk. Mr. Malozi asked about screening the dumpster area. Mr. Villani responded that the dumpster will be enclosed with fencing around it. Mr. Malozi asked about the zoning comment regarding an existing garage that is being demolished. Mr. Villani stated there is an existing garage that abuts the neighbor's garage. The neighbor had some issues with the previous owner's access the top portion of the garage. Mr. Villani assured the neighbors that he would work something out to provide them access to their top portion of the garage. Mr. Deschler asked if the parking was going to be on the side. Mr. Villani concurred. Ms. Cohen asked why is Mr. Villani's name on the City's letter since he stated he has no interest in the project. Ms. Heller stated that the City typically responds to the applicant or the representative. Sometimes the letters are addressed to the Engineer working on the project. Ms. Cohen if the Planning Commission is voting on the revised plan and if so, the revised plans need some revisions in terms of the location of dumpster and we don't have revised landscape plans. Ms. Heller stated that those revisions are added as conditions. She continued to say there is no comment regarding the dumpster location so that can be a condition that can be added as an approval.

Mr. Malozi made a motion to approve the land development plan for Frankford St. Townhomes occupying the Southeast corner of the intersection of Pulaski and E. Frankford Streets contingent upon meeting all the conditions outlined in the City's November 4, 2022 letter with the following clarifications: 1) the applicant has agreed to move the trash enclosure to the northeast corner of the lot. 2) clarification about the side yard setbacks being appropriate for the zoning district in which it lies (10 ft.) pertaining to comment #7 of the Zoning section of the City's letter. The motion was seconded by Ms. Cohen and passed with a 4-0 vote.

4. DISCUSSIONS:

Mr. Melosky asked what items would be coming up for next month. Ms. Heller stated there might be one or two projects.

The meeting adjourned at 6:12 p.m.

ATTEST:



Darlene Heller, Commission Secretary