

**East Falls Community Council
Zoning and Land Use Committee
Minutes of December 16, 2015 Meeting**

Committee members present:

Todd Baylson
Paul Elia
Chris Rooney
L.B. Young
Michelle Kleschick
Jenn Arnold
Bill Epstein
JD May

Matt McClure came after public portion of meeting

-Resources For Human Development (RHD) presented. (This was their second presentation. Due to miscommunication of Notice requirements, their presentation at last month's meeting was not official. A small number of neighbors attended that meeting, and voiced support/ non-opposition of the proposal)

-Representatives of RHD presented their request for a variance for the proposed use of a Business and Professional Office at their location in the Falls Center (3300 Henry Ave. Zoned RSA-5)

-RHD's Healing Ajax program provides support and counseling services to veterans.

-Program has been operating at the location for 3 years. Their recent pursuit of further licenses (to assist in getting grants and funding) brought the lack of proper permitting to their attention.

-Committee members asked about increases in pedestrian/ client traffic. RHD said the increases should be minimal.

-The Falls Center has several other offices/ medical practices.

-Committee members had no other questions. No neighbors present.

-T.B. thanked RHD for their presentation.

End of public meeting.

-Committee **voted to support RHD's request for a variance.**

-Committee discussed EFZC Operating Procedures, especially section 8: Notice to Community.

-B.E. and T.B. presented their proposed changes to the Operating Procedures per the Committee's conversation at last meeting.

-Committee discussed pros and cons of requiring applicants to give notice to a wider group of residents than is required under the City's most recent policy.

-It was decided that in an attempt to prevent confusion and unnecessary burden to applicants, that instead of requiring a larger radius of notice, that at the discretion of the Committee Chair, the Committee can provide notice to neighbors outside of the City's required list.

-Due to the closure of the Fallers, it was suggested and agreed that in addition to the neighbor notice, EFZC post notice of the meeting agenda on public message boards. Potential locations being at the Falls of the Schuylkill Library, the East Falls SEPTA train station and electronic message boards.

-Discussion was also had regarding how far in advance applicants must request to be put on the agenda and assure proper notification of neighbors.

-The first of the month, in advance of the 3rd Wednesday meeting, was thought to be enough time to properly notify neighbors, coordinate required information with the Committee and still meet the City's required timeline regarding RCO meetings.

-Other minor changes to the Operating Procedures were discussed. B.E. will send the completed document to Committee members for review.

-Terms of service for Committee members were discussed. There has only been one expression of interest in joining the Committee for the coming term, but no official application. The members whose terms are due to expire, were offered the option to extend their terms, by the Chair. The members accepted.

-Committee discussed the advantages of electing a Secretary to keep meeting minutes and assist in drafting/issuing Committee's decisions/recommendations to the ZBA.

-M.K. was elected as Secretary.

-Informal conversation regarding Philadelphia University's latest proposal.

-M.M. offered advice on SPIN districts, and what kinds of notes/information EFZC can request be added to the plan (especially regarding athletic field lighting, set backs, steep slope protection and Wissahickon Watershed)

-The procedures for a public vote at EFCC (that had previously been offered to the community as a way of input) for the Philadelphia University proposal and Rivage site proposal, was discussed, but no decisions were made.

Meeting dismissed.