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COUNCIL OF THE CITY OF PHILADELPHIA

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COMMITTEE ON RULES

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Room 400, City Hall
Philadelphia, Pennsylvania
Thursday, September 28, 2006
9:30 a.m.

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PRESENT:

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COUNCIL PRESIDENT ANNA C. VERNA

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COUNCILMAN DARRELL L. CLARKE

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COUNCILMAN JAMES F. KENNEY

COUNCILWOMAN DONNA REED MILLER

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COUNCILWOMAN BLONDELL REYNOLDS BROWN

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BILL 060580 - An ordinance to amend the
Philadelphia Zoning Maps by changing the
zoning designations of certain areas of land
located within an area bounded by W. Coulter
Street, Stokely Street, Midvale Avenue and
McMichael Street.

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COUNCIL PRESIDENT VERNA: Good morning, everyone. This is a public hearing of the Committee on Rules.

I would ask Mr. McPherson to please read the title of Bill No. 060580.

MR. MCPHERSON: An ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by West Coulter Street, Stokely Street, Midvale Avenue and McMichael Street.

COUNCIL PRESIDENT VERNA: Thank you.

Do we have someone here from the Planning Commission?

MR. GREGORSKI: I'm from the Planning Commission.

COUNCIL PRESIDENT VERNA: Please identify yourself.

MR. GREGORSKI: Good morning, Madam President, members of the Rules Committee. My name is Martin Gregorski. I'm a Zoning Planner in the Development

1 9/28/06 - RULES - BILL 060580
2 Planning Division of the City Planning
3 Commission. I'm here today to testify on
4 Bill No. 060580. Bill No. 060580 was
5 introduced by Councilmember Nutter on
6 June 15th of this year.

7 This Bill is a zoning change
8 bill for the East Falls area of the City.
9 This is a request to change the zoning
10 designation for an area bounded by West
11 Coulter Street, Stokely Street, Midvale
12 Avenue and McMichael Street. The area is
13 currently zoned R-3 Residential and this
14 bill will rezone most of that area to a
15 designation of R-2 Residential. The
16 purpose of the change is to strengthen
17 the residential nature of these blocks.

18 The initial bill changed the
19 zoning designation of both sides in
20 total. At the request of the community,
21 the bill has been amended to allow for
22 the properties facing Midvale Avenue to
23 retain the R-3 zoning designation. This
24 reflects the fact that several properties
25 along Midvale Avenue are semi-detached

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2 single-family dwellings which would not
3 be permitted in the R-2 designation.

4 I respectfully submit the
5 amendment for consideration and further
6 request the suspension of rules to allow
7 for the first reading at Council's next
8 session.

9 The Planning Commission --

10 COUNCIL PRESIDENT VERNA:

11 Excuse me. Do we have copies of the
12 amendment?

13 MR. GREGORSKI: I do.

14 COUNCIL PRESIDENT VERNA: Thank
15 you.

16 MR. GREGORSKI: These graphics
17 will replace the B proposed map in the
18 current bill.

19 COUNCIL PRESIDENT VERNA: Thank
20 you.

21 MR. GREGORSKI: The Planning
22 Commission at its meeting of July 20,
23 2006 considered Bill No. 060580 and
24 recommended approval.

25 I'll be happy to answer any

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2 questions of the Committee.

3 COUNCIL PRESIDENT VERNA: Thank
4 you very much.

5 For the record, can you tell us
6 what distinguishes properties that are
7 zoned R-3 from those that are zoned R-2?

8 MR. GREGORSKI: Generally
9 speaking, for the purposes of this, the
10 R-2 zoning district requires larger
11 properties with longer setbacks.
12 Additionally, twins are not permitted in
13 R-2, as they are permitted in R-3. And
14 one of the reasons for this bill is,
15 there are certain non-residential uses
16 permitted in the R-3 zoning designation
17 which are not permitted in the R-2, such
18 as churches, schools, police stations and
19 the like.

20 COUNCIL PRESIDENT VERNA: Do we
21 know by retaining the existing zoning of
22 the R-3 along Midvale Avenue what future
23 uses the properties would be allowed that
24 would not be allowed under R-2 zoning
25 designation?

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2 MR. GREGORSKI: While they're
3 being used residentially today, the R-3
4 would permit such uses as fire stations,
5 police stations, schools, churches,
6 hospitals, sanitary and the like.

7 COUNCIL PRESIDENT VERNA: Do
8 you know if there are current plans to
9 change the current uses of any of the
10 properties?

11 MR. GREGORSKI: There are none
12 that I'm aware of.

13 COUNCIL PRESIDENT VERNA: Are
14 there any questions from members of the
15 Committee?

16 (No response.)

17 COUNCIL PRESIDENT VERNA:
18 Mr. McPherson, it is my understanding
19 that we have received copies of letters
20 of support from the community, along with
21 petitions. I would simply ask you to
22 read who the letters were signed by and
23 what vicinity the petitions were signed.

24 MR. MCPHERSON: Gordon Morewood
25 and Natalie Rintoul, 3006 West Coulter

1 9/28/06 - RULES - BILL 060580
2 Street; Ann Norton, 3008 West Coulter
3 Street; Bruce Ficken, 3012 West Coulter
4 Street; Kenneth Blank, 3016 West Coulter
5 Street; Ashfaque Beg, 3026 West Coulter
6 Street; Robert A. Prentice, 3030 West
7 Coulter Street; David Fetkewicz, 3032
8 West Coulter Street; Robert J. Hunt, 3001
9 Midvale Avenue. We have a Margaret
10 Lockwood, 3100 to 3110 West Coulter
11 Street; Cynthia and Kumar Kishinchand,
12 3114 West Coulter Street; Jeffrey and
13 Julia Hayes, 3116 West Coulter Street;
14 Richard Lampert, 3122 West Coulter
15 Street; Ellen McGlynn, 3126 West Coulter
16 Street; Mary Lee and Thomas Horner, 3128
17 West Coulter Street; John P. and Mary V.
18 McGeehan, 3130 West Coulter Street; Donna
19 M. Boling, 3132 West Coulter Street.

20 COUNCIL PRESIDENT Verna: Would
21 you just tell us the names of the
22 individuals who have written letters of
23 support?

24 MR. McPHERSON: They have
25 signed a petition which I have here.

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2 COUNCIL PRESIDENT VERNA: Very
3 well. Thank you very much.

4 Do we have anyone else to
5 testify on this bill?

6 (No response.)

7 COUNCIL PRESIDENT VERNA: Do we
8 have anyone else to testify on this bill?

9 (No response.)

10 COUNCIL PRESIDENT VERNA:
11 Seeing no one, the Chair recognizes
12 Councilman Clarke.

13 COUNCILMAN CLARKE: Thank you,
14 Madam Chair.

15 Madam President, I move for the
16 adoption of the amendment to Bill No.
17 060580.

18 (Duly seconded.)

19 COUNCIL PRESIDENT VERNA: It
20 has been moved and seconded that the
21 amendments be adopted.

22 All in favor will please say
23 aye.

24 (Aye.)

25 COUNCIL PRESIDENT VERNA: Those

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2 opposed?

3 (No response.)

4 COUNCIL PRESIDENT Verna: The
5 ayes have it and the amendments have been
6 adopted.

7 Again, the Chair recognizes
8 Councilman Clarke.

9 COUNCILMAN CLARKE: Thank you,
10 Madam President.

11 Madam President, I move that
12 Bill 060580 as amended be reported out of
13 Committee with a favorable recommendation
14 and request for a rules suspension as to
15 allow reading at the next session of --

16 COUNCIL PRESIDENT Verna: I
17 don't think anybody asked for a rules
18 suspension.

19 Did you ask for a rules
20 suspension?

21 MR. GREGORSKI: Yes.

22 COUNCIL PRESIDENT Verna: I'm
23 sorry. I didn't hear you.

24 MR. GREGORSKI: Marty
25 Gregorski, City Planning Commission.

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2 We did ask for a suspension of
3 the rules.

4 COUNCIL PRESIDENT VERNA: If
5 you said it, I didn't hear you. However,
6 we will consider it. Thank you.

7 Is there a second?

8 (Duly seconded.)

9 COUNCIL PRESIDENT VERNA: It
10 has been moved and seconded that Bill No.
11 060580 be reported out of Committee with
12 a favorable recommendation as amended.
13 Further, that the rules of Council be
14 suspended so as to permit first reading
15 at our next session of Council.

16 All in favor will say aye.

17 (Aye.)

18 COUNCIL PRESIDENT VERNA: Those
19 opposed?

20 (No response.)

21 COUNCIL PRESIDENT VERNA: The
22 ayes have it, and this concludes the
23 public meeting of the Rules Committee.

24 Thank you all very much.

25 (Committee on Rules adjourned)

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2 at 9:40 a.m.)
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CERTIFICATE

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I HEREBY CERTIFY that the

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proceedings, evidence and objections are

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contained fully and accurately in the

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stenographic notes taken by me upon the

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foregoing matter on September 28, 2006, and

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that this is a true and correct transcript of

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same.

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MICHELE L. MURPHY

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RPR-Notary Public

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