

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON RULES

Room 400, City Hall
Philadelphia, Pennsylvania
Friday, April 12, 2019
10:40 a.m.

PRESENT:

COUNCILMAN WILLIAM K. GREENLEE, CHAIR
COUNCIL PRESIDENT DARRELL L. CLARKE
COUNCILMAN CURTIS JONES, JR.
COUNCILWOMAN BLONDELL REYNOLDS BROWN
COUNCILMAN MARK SQUILLA

BILL 180998 - An ordinance amending Title 14 of The Philadelphia Code, entitled "Zoning and Planning," by amending Section 14-603, entitled "Use-Specific Standards"...

BILL 190151 - An ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by 21st Street, Oxford Street, 20th Street, Jefferson Street, and Ridge Avenue.

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1 4/12/19 - RULES - BILL 180998, ETC.

2 COUNCILMAN GREENLEE: Good
3 morning. This is the Rules Committee.
4 We have attained a quorum: Vice Chair
5 Councilman Squilla, Councilman Jones,
6 Council President Clarke, Councilwoman
7 Reynolds Brown.

8 Good morning.

9 Ms. Marconi, our first bill,
10 please.

11 THE CLERK: Bill No. 190151, an
12 ordinance to amend the Philadelphia
13 Zoning Maps by changing the zoning
14 designations of certain areas of land
15 located within an area bounded by 21st
16 Street, Oxford Street, 20th Street,
17 Jefferson Street, and Ridge Avenue.

18 COUNCILMAN GREENLEE: Good
19 morning, Mr. Gregorski.

20 MR. GREGORSKI: Good morning,
21 Chair Greenlee, members of the Rules
22 Committee. I'm Marty Gregorski, Division
23 Director with the Development Division of
24 the Philadelphia City Planning
25 Commission. I'm here to testify on Bill

1 4/12/19 - RULES - BILL 180998, ETC.
2 No. 190151, which was introduced into
3 City Council on March 7th of this year by
4 Councilmember Greenlee on behalf of
5 Council President Clarke.

6 Bill No. 190151 amends the
7 Philadelphia Zoning Maps by rezoning a
8 small section of 20th Street, between
9 Jefferson and Oxford Streets, from
10 "RSA-5" Residential Single-Family to
11 "CMX-3" Commercial Mixed-Use. The
12 Philadelphia Housing Authority originally
13 planned to build houses on the back of a
14 proposed shopping center, but the
15 shopping center's developer has requested
16 more space on the block.

17 The City Planning Commission
18 approved Bills 160397 and 160398 in May
19 2016 rezoning the block and the block
20 south along Ridge Avenue to enable the
21 Housing Authority to build their
22 headquarters and a shopping center.
23 These bills also authorized the City to
24 strike and vacate Lambert Street,
25 Woodstock Street, and Redner Street

1 4/12/19 - RULES - BILL 180998, ETC.
2 within the block that Bill No. 190151
3 addresses.

4 The Philadelphia City Planning
5 Commission considered Bill No. 190151 at
6 its meeting of March 19th of this year
7 and recommended it for approval.

8 And I'd be happy to answer any
9 questions.

10 COUNCILMAN GREENLEE: Thank
11 you.

12 Any questions for Mr. Gregorski
13 on this bill?

14 (No response.)

15 COUNCILMAN GREENLEE: Seeing
16 none, anybody else here to testify on
17 this bill?

18 MS. ROBINSON: Yes.

19 COUNCILMAN GREENLEE: Please.
20 (Witness approached witness
21 table.)

22 COUNCILMAN GREENLEE: Please
23 identify yourself and proceed.

24 MS. ROBINSON: Good morning.

25 COUNCILMAN GREENLEE: Good

1 4/12/19 - RULES - BILL 180998, ETC.
2 morning.

3 MS. ROBINSON: My name is
4 Judith Robinson and I'm here to testify
5 on Bill 190151.

6 Gentrification is going on
7 rapidly in our city. Gentrification is
8 about land. It's about real estate.
9 It's about economic development. The way
10 that we can be inclusive and managing of
11 gentrification is that we know what's
12 going on. We have knowledge of what's
13 going on in our community.

14 Now, this may be some minor
15 zoning proposed change, but it's more
16 than that. It's about some economic
17 development, something going on in our
18 community. When you know better, you
19 could do better.

20 So I'm here to just ask that
21 every time you make a move in North
22 Philly, whether it's changing land,
23 wheeling and dealing, doing anything in
24 North Philly, that you do some of this PR
25 that you do when you want to do photo

1 4/12/19 - RULES - BILL 180998, ETC.
2 opps. I see a lot of photo opps, you all
3 running around, want to show your faces
4 and everything. Make sure the people who
5 reside in the community where you're
6 making these decisions are aware of what
7 you're doing.

8 Now, this is changing
9 commercial mixed-use, taking out some
10 residential, putting in some residential.
11 What exactly is it? Yeah. Taking
12 residential, making commercial, and not
13 being inclusive of the people who live in
14 those residences around. That's my major
15 concern with these changes of the maps.

16 The big PHA building was
17 plopped on Ridge Avenue, without a lot of
18 input from the people who reside in the
19 community. I know because I was on the
20 Lower District so-called Steering
21 Committee. We were like backseat
22 drivers. No way that we know that
23 eminent domain was going to be declared.
24 We did not know that a PHA headquarters
25 would be plopped on the commercial

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2 corridor, Ridge Avenue, small commercial
3 corridor, big huge building plopped.

4 But you know that everything is
5 not all good and everything is not all
6 bad. We see a little bit of increase in
7 economic development. As a result of
8 that building being there, people go to
9 the restaurants and buy lunch, et cetera.
10 But we're talking about big development,
11 big gentrification stuff going on in
12 North Philly.

13 I'm just here to serve notice
14 on you. We are very, very concerned that
15 when you all are making decisions, that
16 you're not including the people who you
17 ask for votes. Very much concerned about
18 that.

19 Some of you all are leaving,
20 but you're hanging onto some of your
21 power. To do what? To do what? To make
22 it better for people or just to continue
23 white supremacy as we know it, not being
24 inclusive of all.

25 That's one thing about watching

1 4/12/19 - RULES - BILL 180998, ETC.

2 gentrification in realtime. Damn, you
3 see how we're continuing white supremacy.
4 We're continuing racism. We're
5 continuing economic deprivation. We
6 continue all those things.

7 So I know this is all about
8 zoning. I know this is a minor thing,
9 but I'm taking every opportunity to say
10 what the hell I want to say to power. No
11 more power than the creator. Sometimes
12 you seem to forget that. That's where
13 I'm coming from. That's why I'm here.

14 COUNCILMAN GREENLEE: All
15 right. Thank you, ma'am. Thank you for
16 your testimony.

17 MS. ROBINSON: Excuse me. I
18 didn't finish yet. Did I say I'm
19 finished?

20 COUNCILMAN GREENLEE: All
21 right. We have to move on. We have
22 other people to testify.

23 MS. ROBINSON: No, no, no. We,
24 the public, can get an opportunity to
25 speak. You don't rush me out of here.

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2 COUNCILMAN GREENLEE: Well,
3 ma'am, you made your statement.

4 MS. ROBINSON: Based on what?
5 I didn't say I was finished yet. Can I
6 finish?

7 COUNCILMAN GREENLEE: Please.

8 MS. ROBINSON: I haven't been
9 here in a very long time.

10 COUNCILMAN GREENLEE: Please
11 finish, ma'am. Please finish so we can
12 move on.

13 MS. ROBINSON: Yeah, let me
14 finish. Let me finish. Let me finish.
15 What, you don't want to hear what I'm
16 saying? Let me finish.

17 COUNCILMAN GREENLEE: Go ahead.

18 MS. ROBINSON: Yeah. Well,
19 don't rush me. I'm the public, remember?
20 I'm the citizen.

21 COUNCILMAN GREENLEE: There's
22 limits on everybody.

23 MS. ROBINSON: I'm the one that
24 you all don't hear from very often.
25 Yeah. Just down here to shake it up a

1 4/12/19 - RULES - BILL 180998, ETC.
2 little bit. Don't worry. I'll finish it
3 out.

4 COUNCILMAN GREENLEE: All
5 right. Please, ma'am, finish your
6 testimony, please. Please finish your
7 testimony.

8 MS. ROBINSON: I'm speaking on
9 the bill. It's about zoning,
10 gentrification, changing the community,
11 and then acting like you don't understand
12 what you're doing.

13 So in that regard, I'm just
14 here regarding that. You're going to
15 rush me off. Based on what? You don't
16 want to hear what I'm saying. This is
17 the only damn time we as citizens get to
18 make you all hear what we saying, because
19 we got our little three minutes or five
20 minutes or whatever rush job you want.
21 I'm only one person down here to speak.
22 You don't have anybody else come after me
23 and say what I'm saying. So listen to
24 me. Because you know what? I'm speaking
25 for a lot of other people who don't have

1 4/12/19 - RULES - BILL 180998, ETC.

2 the guts, the time, the energy to come
3 down here and say to you what I am. Get
4 your mind right. Don't rush me.

5 Have a great day.

6 COUNCILMAN GREENLEE: Thank
7 you.

8 Anybody else to speak on Bill
9 No. 190151?

10 (No response.)

11 COUNCILMAN GREENLEE: Seeing
12 none, Ms. Marconi, our next bill, please.

13 THE CLERK: Bill No. 180998, an
14 ordinance amending Title 14 of The
15 Philadelphia Code, entitled "Zoning and
16 Planning," by amending Section 14-603,
17 entitled "Use-Specific Standards," to
18 revise the standards and procedures for
19 medical marijuana dispensaries, under
20 certain terms and conditions.

21 COUNCILMAN GREENLEE: Thank
22 you.

23 Mr. Gregorski.

24 MR. GREGORSKI: Good morning,
25 Chair Greenlee, members of the Rules

1 4/12/19 - RULES - BILL 180998, ETC.
2 Committee. I'm Marty Gregorski with the
3 Planning Commission. I'm here to testify
4 on Bill No. 180998, which was introduced
5 into City Council on November 15th of
6 last year by Councilmember Jones.

7 Bill No. 180998 amends the
8 Philadelphia Zoning Code by requiring
9 notification for any medical marijuana
10 dispensary that is being applied for
11 within the City's boundaries. The
12 applicant will need to meet Section
13 14-303(12)(d) "Initial Notice from
14 Applicant to RCOs and Others" by
15 providing notification to RCOs, District
16 Councilmembers, and neighborhood
17 properties. The information provided
18 shall include the name of the applicant,
19 the location of the application, the
20 description of the property, and the
21 description of the application.

22 Additionally, this bill will
23 create an overlay within the Fourth
24 District to prohibit medical marijuana
25 dispensaries along eight commercial

1 4/12/19 - RULES - BILL 180998, ETC.
2 corridors.

3 The Philadelphia City Planning
4 Commission considered Bill No. 180998 at
5 its meeting of December 11th, 2018 and
6 recommended that it not be approved.
7 This decision was based on the principle
8 that creating one use in the entire
9 Zoning Code that has special notification
10 requirements may prove to be exclusionary
11 and possibly conflict with state law.

12 Additionally, there are a
13 number of other uses where medicine could
14 be obtained where there's no such
15 notification requirement, such as
16 pharmacies, doctors' offices, and
17 clinics. This could create a dangerous
18 precedent to other matter-of-right uses
19 within the Zoning Code.

20 I'd be happy to answer any
21 questions at this time.

22 COUNCILMAN GREENLEE: Thank
23 you, sir.

24 Any questions for
25 Mr. Gregorski?

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2 (No response.)

3 COUNCILMAN GREENLEE: All

4 right. Seeing none, we have other people
5 here to testify. I think they just want
6 to state their position on the record.

7 You just want to state the
8 names, Ms. Marconi, please.

9 THE CLERK: Mike Reid, Crystal
10 Morris, Terrence Foley, State
11 Representative Morgan Cephas.

12 (Witnesses approached witness
13 table.)

14 COUNCILMAN GREENLEE: If you
15 could just state your name for the record
16 and state your position, we'd appreciate
17 it.

18 MR. REID: Michael Reid. I'm
19 President of the Wynnefield Residents
20 Association, and we support -- the WRA
21 supports Bill No. 180998.

22 COUNCILMAN GREENLEE: Okay.
23 Thank you.

24 Ma'am, please, just state your
25 name for the record.

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2 MS. MORRIS: I'm Crystal
3 Morris, Zoning Chair of the WRA, and I
4 also stand in support of the bill.

5 COUNCILMAN GREENLEE: Thank
6 you.

7 Sir.

8 MR. FOLEY: I'm Terrence Foley.
9 I'm President of City Avenue Special
10 Services District, and I'm here to
11 support Bill No. 180998.

12 Thank you.

13 COUNCILMAN GREENLEE: Thank
14 you.

15 Representative.

16 REPRESENTATIVE CEPHAS: Thank
17 you, Chairman. State Representative
18 Morgan Cephas for the 192nd, and I am in
19 support of Bill No. 180998.

20 COUNCILMAN GREENLEE: Okay.
21 Thank you.

22 Thank you all very much. If
23 there's any questions?

24 (No response.)

25 COUNCILMAN GREENLEE: Seeing

1 4/12/19 - RULES - BILL 180998, ETC.

2 none, thank you.

3 Councilman Jones.

4 COUNCILMAN JONES: And we want
5 to thank all the members of the Committee
6 for being in the quorum while we get the
7 last person for the quorum.

8 I just want to say that I'm
9 thankful for the community coming
10 together, and I think it's fair to say
11 that no one is against medical marijuana.
12 We are against it at that location. One
13 of the reasons is is if you look at the
14 1,000 feet rule, we will have three
15 dispensaries, if this goes through, in
16 one commercial corridor.

17 I was taught as a student of
18 economics that if you put one hotdog
19 stand, you have one reaction. If you put
20 three hotdog stands, you're known for
21 hotdogs.

22 So we want to make sure that
23 City Avenue, which is a middle
24 neighborhood, is not known for medical
25 marijuana dispensaries.

1 4/12/19 - RULES - BILL 180998, ETC.

2 Thank you, Mr. Chair.

3 COUNCILMAN GREENLEE: Thank
4 you, Councilman.

5 Anyone else here to testify on
6 Bill No. 180998?

7 MS. ROBINSON: Yes.

8 COUNCILMAN GREENLEE: Seeing
9 none --

10 MS. ROBINSON: I am, I said. I
11 was trying to find whoever is supposed to
12 be over there, they're not there.

13 COUNCILMAN GREENLEE: You want
14 to speak on this bill?

15 MS. ROBINSON: Yes, sir.

16 COUNCILMAN GREENLEE: Please.
17 (Witness approached witness
18 table.)

19 COUNCILMAN GREENLEE: Ma'am,
20 before you speak, we're going to
21 temporarily recess this hearing, go into
22 a public meeting of the Committee.

23 And the Chair recognizes
24 Councilman Squilla.

25 COUNCILMAN SQUILLA: Thank you,

1 4/12/19 - RULES - BILL 180998, ETC.

2 Mr. Chair. I move the amendment to Bill
3 No. 180998 that's been circulated to all
4 members.

5 (Duly seconded.)

6 COUNCILMAN GREENLEE: It's been
7 moved and seconded on the amendment to
8 Bill No. 180998.

9 All in favor?

10 (Aye.)

11 MS. ROBINSON: Oh, so you all
12 gonna do a little maneuver?

13 COUNCILMAN GREENLEE: Opposed?
14 (No response.)

15 COUNCILMAN GREENLEE: None
16 opposed. The amendment passes.

17 Councilman Squilla.

18 COUNCILMAN SQUILLA: I move
19 that Bill No. 180998, as amended, and
20 Bill No. 190151 be voted out of Committee
21 with a favorable recommendation and a
22 suspension of the rules to be read at the
23 next session of Council.

24 (Duly seconded.)

25 COUNCILMAN GREENLEE: It's been

1 4/12/19 - RULES - BILL 180998, ETC.

2 moved and seconded.

3 All in favor?

4 (Aye.)

5 COUNCILMAN GREENLEE: Opposed?

6 (No response.)

7 COUNCILMAN GREENLEE: Hearing

8 none, Bill No. 180998, as amended, and

9 Bill No. 190151 is reported out of this

10 Committee favorably with a rules

11 suspension.

12 That concludes our public

13 meeting. We will now go back into our

14 public hearing.

15 Ma'am, please. Please identify

16 yourself and proceed.

17 MS. ROBINSON: My name is

18 Judith Robinson. I'm here to testify on

19 Bill No. 180998 regarding medical

20 marijuana and the dispensaries.

21 This whole medical marijuana

22 deal, wheeling and dealing in marijuana

23 now. I see you're talking about it

24 shouldn't be within a 500 feet area of a

25 library, schools, daycare centers also.

1 4/12/19 - RULES - BILL 180998, ETC.

2 That's what we said about drugs, opiums,
3 all that, and we got wheeling and dealing
4 of drugs all over the place.

5 But here's what I want to say,
6 because I'm here to speak on behalf of
7 the people who got arrested for a \$5 bag
8 or the people who got busted for selling
9 weed over decades down in the City. Cut
10 us in. Cut us in. Okay? Cut us in to
11 the growing. Cut us in to the
12 dispensaries. Cut us in. This is an
13 economic deal.

14 Reduce the laws that have
15 people arrested for a couple bags, an
16 ounce of weed, but now y'all ready to
17 wheel and deal. So Pookie, Kareem,
18 Simeon, all the brothers and sisters
19 uptown, cut us in. Make sure we get
20 opportunities with this.

21 You, State Representatives here
22 and there. This place should be packed.
23 We're talking about economic development.

24 So I'm just here today to be
25 the conscience of you all. Not

1 4/12/19 - RULES - BILL 180998, ETC.
2 necessarily about this particular
3 location. Bring it up north. We know a
4 lot about wheeling and dealing and weed.
5 Bring it up north. Okay? We'll make
6 sure you're not too far. We got a lot of
7 land up there.

8 So as you all are wheeling and
9 dealing and cutting deals, make sure you
10 cut in the folks that have been arrested
11 and see if we can get them some growing
12 jobs or some kind of input in this.

13 Thank you very much.

14 COUNCILMAN GREENLEE: Thank
15 you.

16 That concludes our public
17 hearing.

18 Thank you to everyone for their
19 participation.

20 (Committee on Rules concluded
21 at 11:00 a.m.)

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CERTIFICATE

I HEREBY CERTIFY that the
proceedings, evidence and objections are
contained fully and accurately in the
stenographic notes taken by me upon the
foregoing matter, and that this is a true and
correct transcript of same.

MICHELE L. MURPHY
RPR-Notary Public

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