



Girard Estates Neighbors Association

Providing a voice for the community

GENA Zoning Committee Monthly Meeting
December 12, 2012

MINUTES

GENA Zoning Committee members present:

- John Longacre
- Toki Rehder
- John Christinzio
- Gaetano Piccirilli
- Daniel Bartoli
- Allan Moore

Also present:

- Steve Cobb from Councilman Kenyatta's office
- Tara Murtha, staff writer from Philadelphia Weekly
- Amy Rosenberg, Philadelphia Inquirer
- Paul Rossi
- Loretta Rossi
- Joe DiNicolantonio
- Paula Terreri
- Maria Nevelson

- 1 The Zoning Committee discussed zoning appeal #18856, which requests a variance to establish a pawn shop/check cashing agency at 2216 W. Passyunk Avenue (site of the former Meat Barn).
- 2 Prior to the meeting, counsel for applicant told three members of the Zoning Committee that applicant intends to withdraw her appeal in order to do more work and research on operating a pawnshop.
- 3 As of the meeting time, applicant had not yet withdrawn her appeal. Therefore, the GENA Zoning Committee decided to proceed with a vote on the issue. The Zoning Committee will continue to monitor the L&I website until the appeal is withdrawn.



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- 4 The zoning committee discussed the procedure that GENA followed to address this zoning appeal:
 - a GENA participated in a stakeholders meeting organized by State Representative Maria Donatucci. At the stakeholders' meeting, applicants presented their proposal. GENA requested additional documentation regarding proposed provisos, which it never received.
 - b GENA organized a joint meeting with GEAR and West Passyunk Neighbors on December 4, 2012 at 7 p.m. at the GAMP school in order to obtain input from the community regarding the proposal.
 - c A letter and other materials from the applicants were posted on GENA's website (www.gena001.com).
 - d GENA newsletters were distributed to more than 1,000 households informing them about the appeal, directing them to the website for more information, and inviting them to the community zoning meeting on December 4, 2012.
 - e At the meeting, applicants were provided with an opportunity to present their plans to the neighborhood.
 - f Community members were provided with an opportunity to ask questions and voice their concerns.
 - g The overwhelming majority of community members who spoke at the meeting expressed opposition to the proposed use.
 - h After the meeting, GENA posted the meeting minutes on their website.
 - i Since the meeting, GENA has received a number of emails expressing opposition to the proposed use and no emails in support.
 - j More than 200 community members have signed a petition opposing the proposed use, including all residents of the 2100 block of Ritner Street (the block closest to the property at 2216 West Passyunk).
- 5 Based on these findings, a motion was made and carried to vote on the variance. All Zoning Committee members present voted in opposition to granting the variance.
- 6 Two members of the Zoning Committee were not present. Thomas Janke registered a vote in opposition to the granting of the variance via email prior to the meeting. Vincent Ricchiuti abstained from the vote since he was unable participate in the discussion due to a work commitment.
- 7 A motion was made and carried to draft a letter of opposition to submit to the ZBA and elected officials. Unless the appeal is withdrawn, GENA will submit a letter to the ZBA on December 21st.



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- 8 Other business:
 - a Policies and Procedures for the GENA Zoning Committee will be finalized and adopted at our next meeting. Any feedback to the proposed Policies and Procedures should be circulated via email.
 - b At the next meeting, the Zoning Committee will also discuss drafting zoning guidelines to distribute to the community outlining the standards that will be applied to certain regulated uses.