



**Wissahickon Interested Citizens Association
General Membership Meeting Minutes**

Meeting Date: July 11, 2018 | **Attendees:** 13

1. CALL TO ORDER

The Meeting was called to order at 7:04pm.

2. ADOPTION OF MINUTES

Minutes from the June meeting were reviewed and accepted.

3. TREASURER'S REPORT

Ken Sawyer gave the Treasurer's report. As of July 10th, WICA's total funds were \$1,939.38, with a checking account balance of \$1,221.61 and a PayPal balance of \$717.77.

4. COMMITTEE REPORTS

STANDING

a. **Membership** | Chair: Dane Troup | No update.

b. **Zoning** | Chair: Brian Olszak

- **Zoning Committee:** The Zoning Committee will resume meeting on the first Monday of every month beginning August 6th at 7pm in the board room of Northern Home for Children's Services.
- **90 Rochelle:** See item 6a under New Business/Open Discussion Items/Miscellaneous.

c. **Parks** | Co-chairs: John Gallagher and Hal Rosner

- **David Montgomery Field (formerly Daisy Field):** Josh Cohen indicated that it's going to be some time before the dedication ceremony is rescheduled.
- **LaNoce Park/Wissahickon War Memorial/Northern Home for Children:** WICA expects to hear back from the City this month regarding the status of our grant application.

AD-HOC

a. **Traffic and Parking** | Chair: Vacant

- **Wissahickon Gateway Plan:** The coalition of civics met with Matt Wysong regarding the Gateway Plan. A summary of the community's concerns regarding the plan was presented.

b. **Town Watch** | Chair: Rich Wilczynski | No update.

Disclaimer: The contents herein represent the notes and recollections of WICA's Executive Secretary and representatives. This is not a verbatim transcript of the meeting but rather an attempt to capture the general spirit of the discussion.

- c. **Neighborhood Conservation Overlay (NCO) | Chair: Ken Sawyer**
 - **NCO Bill:** On June 21st, the bill was officially passed into law by City Council. This bill protects the walkability and aesthetic character of the Wissahickon neighborhood by regulating the design of new construction and major alteration of existing buildings.
- d. **Bylaws | Chair: Nick Barrile | No update.**

5. UNFINISHED BUSINESS | No update.

6. NEW BUSINESS/OPEN DISCUSSION ITEMS/MISCELLANEOUS

- a. **John Tallman, Vice President, Approvals, Westrum Development Company:** As a representative of Westrum Development Company (Westrum), John Tallman addressed the general membership (WICA) regarding the 90 Rochelle property. Major points discussed between Westrum and WICA included:
 - Westrum said they are continuing renovations of the 8,000-square-foot office building and are seeking a tenant.
 - Westrum said they intend to build a 75-unit, 5-story development.
 - WICA asked why the intended development is not consistent with the single-family zoning of the parcel.
 - Westrum said the zoning only allowed for four twins on Rochelle because the remaining portion of the parcel had no street frontage.
 - WICA said when the remapping was completed, it was understood by WICA and the Planning Commission that a variance for the remaining portion of the parcel would be required for a development consistent with the mapped use that would also be supported by both groups.
 - Westrum said it wanted to replicate the agreement WICA made at 5102 Rochelle, where a compromise was reached on a mixed-use development. It was said this was analogous to what they were seeking.
 - WICA pointed out that agreement was for a parcel that was remapped and upzoned for commercial and multifamily use on a commercial corridor. Westrum's parcel abuts a single-family district on another block, so there is no real analogy.
 - Westrum said they had no interest in a single-family development and that the remapping was done in an "underhanded" way to take advantage of an elderly owner who was unaware it was happening.
 - WICA said not only was the owner well aware but she attended the Planning Commission meetings and testified at City Council. Further, WICA could not be accused of being underhanded as the remapping was done by the City, and WICA was just one of the stakeholders that provided input into the community planning process.
 - WICA pointed out that while Westrum said it sought to find compromise, it refused to consider a single-family option for the site, making a middle ground hard to find. WICA President Janet Anderson advised Westrum that it should present its plans to the City, receive its refusal, notify the nearby neighbors and RCOs, and then we will hold a public meeting to allow for their presentation and neighbors' input.

- b. **James Calamia, President, Roxborough Development Corporation (RDC):** James Calamia addressed the group regarding the proposed creation of a Ridge Avenue Thematic Historic District. A public meeting is scheduled for July 18th at 6pm at Roxborough Memorial Hospital. The RDC notified 180 properties along the Ridge Avenue corridor.
- c. **Officers Verica and Stolarski, 5th District, Philadelphia Police Department:** Theft from auto has increased in recent weeks. In response, Captain Maroney has increased the tactical team on the street. The break-ins have been concentrated in Wissahickon and Manayunk, generally occurring in the early morning hours between midnight and 6am. As a precaution, it is recommended to lock all doors and do not leave any valuables in your vehicle. No violent crimes have been reported recently. The issue of the use of fireworks was discussed. The officers stated in general smaller fireworks are legal. However, any firework that shoots up high like a rocket is illegal – especially anything that could endanger a house.

7. **ADJOURNMENT**

The meeting was adjourned at 8:49pm.

The next meeting will be held on August 8, 2018 at 7:00pm in the Northern Children's Services board room, 5301 Ridge Avenue.