

PHILADELPHIA CITY PLANNING COMMISSION
August 19, 2008

PRESENT:

Andrew Altman, Chair
Alan Greenberger, Vice Chair
Camille Cates Barnett
Patrick J. Eiding
Bernard Lee
Natalia Olson de Savyckyj
Nilda Ruiz
Joseph Syrnick
Peggy VanBelle, representing Rob Dubow

ABSENT:

Acting Executive Director

Gary J. Jastrzab

Chair Andrew Altman convened the City Planning Commission Meeting of August 19, 2008 at 1:22pm.

1) Approval of the Minutes for July 15, 2008

Upon motion by Mr. Syrnick, the City Planning Commission approved the minutes of July 15, 2008.

2) Executive Director's Update

Gary Jastrzab stated that on August 8, 2008 Judith Eden passed away. She was one of the members of our sister commission, the Zoning Code Commission. She brought her extensive experience to that Commission.

He told the City Planning Commissioners that if they have not received their building passes to the One Parkway Building, there were forms at their places that needed to be processed for them to do so. He also reminded them that he had sent them an e-mail regarding the required Ethics Training for commissioners and board members. The training is a 1 ½ hour class.

He stated that the Mayor has appointed Alan Greenberger as our Executive Director. Mr. Greenberger will be coming on board in November.

Mr. Altman welcomed Mr. Greenberger. He also thanked Mr. Jastrzab for his 28 years of service to the city, and the amazing work that he has done as Acting Executive Director these past months.

3) *Information Only: Proposed development for 1600 block of Vine Street*

David Grasso, CEO of Grasso Holdings, stated he has his zoning "by right", and is proud to be here to present this project to the Commission. It is currently a 2.1 acre surface parking lot in the Franklinton Redevelopment Area. It is on the north side of Vine Street. The first phase will be for a Whole Foods market on the ground floor. Their entrance will be located on the corner at 16th and Vine Streets. Whole Foods will have two levels of underground parking. Above Whole Foods there will be a Best Buy, and adjacent to that there will be other retail. Retail on two levels with approximately 300 parking spaces, adjacent to that will be the tower. The tower will have two uses: hotel and residential. The hotel is designed to attract the business customer, and will have a 15,000 sq. ft. conference center. At the corner of Vine Street and Franklinton Boulevard is the restaurant having three levels. Intercontinental will be running the hotel and the restaurant. Above that there will be 150 rental residential units. Franklinton Boulevard will be the front of the hotel and residential. Wood Street will be used for loading, and everything will be done inside of the structure. It is designed to revitalize this part of Center City. It will generate approximately \$15 million in tax revenue per year, create 700 permanent jobs, and 300 construction jobs.

Ms. Olson asked if it would need a variance.

Mr. Grasso replied it will not need a variance since this project is completely “by right”.

Mr. Greenberger asked about the above ground parking.

Mr. Grasso replied it will be located directly above the retail uses.

Mr. Syrnick asked if he has a schedule.

Mr. Grasso replied “yesterday”. We have been ready and would like to do it as soon as possible. We have asked the City for some subsidies.

Ms. Olson asked if he has met with the community.

Mr. Grasso replied that they have met with the community, the Logan Square Neighborhood Association, and the Councilman. They are all supportive of the project. We will be entering into a developer’s agreement with them.

Mr. Greenberger stated that Mr. Grasso has a lot of the pieces in the right places.

Mr. Grasso replied we are designing it as a LEED-certified project.

Ms. Olson asked if they will have green roofs.

Mr. Grasso replied yes.

Ms. Ruiz asked if the retail businesses are committed to the project.

Mr. Grasso replied yes, they have signed on.

Ms. Ruiz asked if he is waiting on the City for subsidies.

Mr. Grasso replied yes for some of it. It is very expensive to build anything.

4) *Information Only: Proposed development for the former Schmidt’s Brewery site, 1101 North 2nd Street*

Paula Brumbelow, planner for the Development Planning Division, stated this item was originally on the agenda as a Zoning Board of Adjustment case. It is now information only. They are still working with Licenses and Inspections, and the community.

Bart Blatstein, President of Tower Investments, said this project is located at 2nd and Girard in Northern Liberties. He turned the presentation over to Richard Mentsky.

Mr. Mentsky stated that during 1850 to 1980 the site, located at 2nd Street and Girard Avenue, was an industrial hub. The site is 8.75 acres. Today it is a mixed-use community. They wanted to tie it to the Northern Liberties Master Plan.

Maxwell Pau, the project architect, stated that they met with the Northern Liberties Neighborhood Association. They will be meeting again. This site has public transportation nearby. They saw a lack of open space in the neighborhood so they added new open space to the plan. They will have 110,000 sq. ft. of retail with 600 residential units that will be broken up among four buildings with 984 parking spaces. The four buildings will have different heights: a 26-story, a 16-story, and two 4-story buildings. The 16-story building has a 150-200 ft. buffer. The ground floor plan will have retail along 2nd Street to Girard Avenue. There will be parking and loading behind the retail; service functions will be off of the street. The access point for vehicles will be 2nd Street. The grocer will be at the corner of 2nd and Girard. There will be roof top parking for the grocer, and the store itself will have a green roof. A traffic and parking study has been done.

Carl Primavera, attorney, stated that they anticipated the variances since it is zoned ASC. Mr. Blatstein thought he was going to build an area shopping center, but the community didn't want big box retail. This will exceed the height limit in ASC, and the parking ratio. They will provide adequate parking but not overwhelming due to the nearby public transit. This site will have benefits of retail with residential. This is just the beginning of what you will see when we get the refusal from License and Inspection.

Mr. Greenberger replied this is what you are going to do: You will submit this proposal to License and Inspection for a refusal, and then go to the ZBA. Then this will appear on the September or October Philadelphia City Planning Commission agenda. He told them to make sure that all of the requested materials are in our hands no later than Labor Day, so that we have time to look over the materials.

Mr. Primavera replied that yes we will be overwhelming you with materials.

Ms. Olson asked about their relationship with the community.

Mr. Blatstein replied that they have a good relationship. They have the neighborhood's blessings.

Mr. Altman asked about the phasing of the project.

Mr. Blatstein replied that they have financing. Phase 1 will be the 2-story retail/grocery store. Phase 2 will be the towers.

Mr. Eiding asked if he has a lease with the grocery store.

Mr. Blatstein replied the lease is imminent. It has been 8 years in the making.

Mr. Altman asked if there is parking with the grocery store.

Mr. Blatstein replied it is self-contained.

Mr. Greenberger said he is interested to know how do you see the potential with phase 2.

Mr. Blatstein replied that they are doing a study to determine it. We would like to build the 26-story with parking in Phase 2.

Ms. Ruiz asked if there will be any other green areas.

Mr. Pau replied they are trying for LEED-certification, which would include green roofs above the grocery store and another building.

- 5) Bill No. 080527 – An Ordinance amending Section 14-2007 of the Philadelphia Code, to permit the historic designation of the public interior portion of buildings and making other technical changes. (Introduced by Councilmembers Green, Greenlee, and Reynolds-Brown on May 22, 2008.)

Martin Gregorski, of the Development Planning Division, stated the purpose of this Ordinance is to amend Section 14-2007 of The Philadelphia Code, entitled “Historic Buildings, Structures, Sites, Objects and Districts,” to permit the historic designation of the public interior portion of buildings, and making technical changes, all under certain terms and conditions.” At the June 17 Philadelphia City Planning Commission meeting, we requested a 45 day extension. The Historical Commission created an Ad Hoc Committee, which met and discussed some of the changes. This Committee, working with the Law Department, made changes to the language. The new definition is:

Public Interior Portion. An internal portion of a building or structure that is, or was designed to be, customarily open or accessible to the public by invitation or otherwise. Does not include an internal portion of a building or structure that was designed to be customarily open or accessible to the public, which internal portion has been significantly altered physically such that a substantial portion of the features reflecting design for public use no longer remain. Terminating use of an internal portion of a building or structure by the public shall not in and of itself constitute conversion of the design of such internal portion.

It will not retroactively designate interiors as historic, if the building exterior has been designated historic. The Historical Commission will have to draft guidelines, rules, and the regulations for implementation. The City Planning Commission staff recommendation is approval.

Mr. Lee asked if Mr. Gregorski will be involved with the drafting.

Mr. Gregorski replied no.

Mr. Jastrzab replied that we have a staff member on the Historical Commission, who will be working on it.

Ms. Olson stated she thinks this will create pressure on the Historical Commission. She asked Mr. Farnham how he will be handling it.

Jon Farnham, Executive Director of the Philadelphia Historical Commission, replied this Bill would give the Historical Commission full control over the designation of interiors. He would have the resources to do so.

Mr. Greenberger stated that this is a supportable proposal and he would like the Philadelphia City Planning Commission involved with those rules.

Mr. Farnham replied that this is a complicated matter. The Rules and regulation is a public process in the Home Rule Charter, and we will hold public meetings. The Philadelphia City Planning Commission has a staff member on the Historical Commission.

Elise Vider, Deputy Director of the Preservation Alliance, spoke representing John Gallery. She stated that other cities have this ordinance, and by adding this ordinance it brings us up to par. They approve the new language of the Bill and support it.

Councilmember Bill Green replied that this is a best practice model in some cities of the country. We should have it here in Philadelphia.

Mr. Altman thanked Councilman Green. He also thanked Sam Sherman, Chair of the Historical Commission, for his work.

Mr. Eiding thanked Councilman Green for being here.

Ms. Olson said this shows how Council, the Historical Commission and the Philadelphia City Planning Commission can work together.

Upon motion by Mr. Eiding, seconded by Ms. VanBelle, the City Planning Commission approved Bill No. 080527.

- 6) Streets Bill No. 080544 – An Ordinance authorizing the revision of lines and grades on a portion of City Plan No. 163:
 - a) by relocating the southwesterly houseline and curblineline of Ridge Avenue near Calumet Street;
 - b) by relocating the northwesterly houseline and curblineline of Calumet Street from Ridge Avenue to the Fairmount Park line;
 - c) by striking from the City Plan East River Road from Calumet Street northwestwardly to its terminus;
 - d) and vacating the portions of said East River Road laying outside the lines of Fairmount Park; all under certain terms and conditions.

Sarah Chiu stated that this Streets Bill is part of the East Village Development proposal. The purpose of this streets bill will increase Ridge Avenue from sixty-feet to sixty-six feet for a parking lane and a rush hour right-turn lane; it will also reduce Calumet Street from seventy feet to a variable width and provide a sidewalk of eleven feet; and it will strike and vacate portion of East River Road from the City Plan. Currently this site is vacant. The site is known as the "Rivage site", owned by Redevelopment Authority (RDA). After a Request For Proposal issued on April, 2007, this development proposal was selected by the Proposal Review Team, including RDA, City Planning Commission, and other city agencies, and East Falls Development

Corporation. In addition, this proposal has received approval from the Redevelopment Authority Board. The proposed mixed-use development includes 170 residential units, 8000 square feet of retail uses, and a 230-space parking garage in the center. The building is approximately 83 feet at its highest level. The City Planning Commission staff recommendation is approval.

Mr. Altman left the meeting at 2:10pm. Mr. Greenberger continued as Commission Chairman.

A brief question and answer session ensued between Mr. Syrnick and Ms. Chiu regarding the widening of Ridge Avenue, the size of the sidewalk on Calumet Street, and having one lane in each direction plus a turning lane.

Mr. Greenberger replied that this request is from East Falls Development Corporation to technical changes.

Upon motion by Mr. Eiding, seconded by Ms. Ruiz, the City Planning Commission approved Bill No. 080544.

- 7) Bill No. 080490 – An Ordinance authorizing the striking and vacating of Race Street from 33rd Street to 34th Street.

Ms. Chiu stated this Street action is in the Powelton Village section of the city. The party of interest is Drexel University. The existing zoning is IDD. This site is part of the Drexel University Master Plan, which we have seen before. This site is for their proposed open space plan. The Philadelphia City Planning Commission approved their Master Plan in 2007. On June 17, 2008, the Philadelphia City Planning Commission asked the Streets Department to review their traffic study. The traffic study was completed in February of 2007 by Kise Straw and Kolodner. The Department of Transportation, the Philadelphia City Planning Commission, and the Streets Department's engineers have reviewed and approved it. We are asking for a bump out at the pedestrian crossings. The City Planning Commission staff recommendation is approval.

Mr. Syrnick asked if the open space is for the public, and not just for the students.

Ms. Chiu replied it is for everyone not just students.

Mr. Syrnick stated that Drexel University meets with the community group every two weeks, which is a good thing. But the community said they were not informed about it being on our Agenda in June.

Ms. Chiu replied that our Community Planner did notify the Powelton Village Neighborhood Association, but she did not know if the Association notified the larger community.

Mr. Syrnick asked if she knew if there were any meetings between Drexel and the Powelton Village Neighborhood Association.

Brian Keech, Vice President of Drexel University's Government and Community Relations, replied they met, but not specifically about this project. This site is tied in with many other projects. They are meeting tomorrow.

Upon motion by Dr. Barnett, seconded by Mr. Syrnick, the City Planning Commission approved Bill No. 080585.

- 8) Redevelopment Agreement with the Philadelphia Regional Port Authority for a 15-acre parcel at 3062 S. 61st Street. Purpose: construction of a surface parking lot for trucks using the proposed Produce Terminal in Eastwick. (2nd District – Council President Verna)

David Knapton, Community Planner, stated the purpose of this item is the construction of a surface parking lot for trucks that would be using the proposed Produce Terminal in Eastwick. It is zoned "G-2" Industrial. This use is permitted in the Zoning Code and Eastwick Urban Renewal land use plan. This parking facility on 61st St. is part of the plan for the relocation of the Food Distribution Center (FDC) from its current site in South Philadelphia to a new location at 6700 Essington Avenue in Eastwick. The existing produce terminal in South Philadelphia is obsolete. The proposed single-structure facility on Essington Avenue in Eastwick will allow the FDC to offer a more competitive facility to its tenants. The property at 3062S S. 61st Street will be used for remote truck parking and staging in support of the nearby FDC. The Eastwick Project Area Committee and Southwest Community Development Corporation have been advised of this action. The City Planning Commission staff recommendation is approval with the following comments:

- 1) Ideally, truck parking should take place on the same site as the Produce Terminal. This plan can be seen as an interim use until other properties become available on Essington Avenue.

- 2) Truck movements should be prohibited in the residential community to the west (in the vicinity of 61st Street & Eastwick Avenue and 61st & Lindbergh Boulevard).

- 3) The developer should consider providing services such as restrooms and an enclosure for on-site staff.

- 4) Truck idling is a major environmental concern and it should be addressed in operational plans for the new Food Distribution Center.

The railroad right-of-way located to the east of the site (and bordering the Produce Terminal site on Essington Avenue) was dismantled in the 1980s, but the airport has indicated that it might want to use it in the future.

Ms. Ruiz asked if there is a recommendation on an adjacent site.

Mr. Knapton replied there are not any recommendation on any other sites.

Mr. Jastrzab replied that ideally the consolidation of those two sites would be preferable.

Ms. Ruiz asked what is near the site.

Mr. Knapton replied tank farms, auto malls, auto parts business, and junk yards.

Dr. Barnett asked how do we incorporate the comments into the approval.

Mr. Jastrzab replied they should be incorporated into the lease. They are not meant as conditions for approval.

Mr. Greenberger asked if we could legally make it a part of the approval.

Dr. Barnett replied leave it to the lawyers to put it in the deal.

Thomas Chapman, attorney, replied that they share the same concerns. It will not require trucks to be idling at all.

Mr. Greenberger asked if the trucks are refrigeration.

Mr. Chapman replied yes. But they don't need to have the trucks idling in the parking lot. The trucks will be picked up from the lot and driven to the Food Distribution Center.

Mr. Greenberger asked about the restrooms.

Mr. Chapman replied they might need restrooms for security, but not for the truck drivers.

Mr. Eiding asked if the trucks will be there overnight without drivers.

Mr. Chapman replied yes.

Mr. Syrnick asked if the railroad right of way is owned by a third party.

Mr. Knapton replied that it is not an active railroad and has been private property for over 20 years. It is a matter of if and when the airport wants to use it.

Upon motion by Mr. Eiding, seconded by Ms. Olson, the City Planning Commission approved the Redevelopment Agreement with the Philadelphia Regional Port Authority for a 15-acre parcel at 3062 S. 61st Street. Purpose: construction of a surface parking lot for trucks using the proposed Produce Terminal in Eastwick with the condition that this is for storage of vehicles and if the use changes, the Commission will get to see it again.

9) Stamper Square Plan of Development (Bill No. 080253 – zoning remapping ordinance)

Mr. Gregorski stated the purpose of this item is to approve the Plan of Development (POD) for the property bounded by Front Street, Lombard Street, 2nd Street and Pine Street. Pursuant to Bill No. 080253-A, which was signed by the Mayor on May

14, 2008, no permits may be issued for this property until the City Planning Commission shall have approved a Plan of Development. Such a POD shall be appropriate in scale, density, character and use for the surrounding community, as decided by the City Planning Commission, in its discretion. The proposal is to construct a 15-story building which shall be used for a 4-star luxury hotel (Starwood-150 rooms) and for approximately 77 residential condominium units. The building height will vary with the highest point being approximately 166 feet. The parking for the site will be located underground, accessed by one entry ramp and exit ramp located on Front Street. There will be 350 parking spaces in total for the site. A POD locks the developer into a specific project. This was done to ensure that the rezoning of the site would not result in an inferior development. The down side is that a POD is, in effect, a master plan for the site, so even minor changes will result in a formal City Planning Commission hearing. Additionally, tying a particular plan to a zoning change bill may result in legal spot zoning challenges. The POD is substantially similar to the plan that was submitted at the time the zoning change bill was introduced. The developer has continued to negotiate with the community and changes in the operation of the site have resulted from these negotiations. The POD's design and material selections are consistent with a high end development. The City Planning Commission staff recommendation is approval of the plan of development.

Mr. Greenberger asked the Commissioners if they wanted to hear a summary presentation or move to a discussion.

Ms. Olson asked how much has it changed.

James Templeton stated that there are very few changes. The major change is the main courtyard was outdoor dining, which has been eliminated.

Bill Martin, attorney, stated that the neighborhood did not want outdoor dining.

Mr. Templeton replied that they reduced the parking spaces. The code requires 150 spaces. We are going to have 4 car share spaces and bike spaces. There will be signage on top of the condominium entrance, and the 2nd Street side on the canopy.

Mr. Martin said that regarding LEED certification, they will try for "silver".

Jim Moss, Vice President of the Society Hill Civic Association, said that originally the SHCA Board voted 12/12. They authorized a committee to work with the developer on a deed restriction, where they reached an agreement.

Norma Van Dyke, resident of Society Hill, stated they want compensation to residents for the disruption of peace and quiet during the construction. On July 1, a letter was sent to the residents who did not approve and sign for compensation. She said everyone should be compensated equally.

Elise Vider, of the Preservation Alliance, said she had 2 procedural concerns: the Philadelphia City Planning Commission's Agenda was not posted until 7pm on the Friday before the meeting. It was not enough time. This project is in the middle of the Society Hill Historic District. This was presented to the Historic Commission and denied; this proposal was removed from their agenda. This proposal is fully in the domain of the Historic Commission.

Harry Schwartz, resident of Society Hill, stated that he testified before City Council in opposition of this proposal. The ordinance is now law, but he wants us to take into consideration the following: the design, that was used to obtain community and civic support, is not the same design. They don't know if the letter of intent has been amended. "Private financing" is in place. The Philadelphia City Planning Commission should make sure that this is in place.

Mr. Terry Champion, resident of Society Hill, stated he was a spokesperson for Society Hill, they are opposed to the height of this building. It will threaten the character of the neighborhood. They wish to see this go ahead at a smaller size.

Russ Nesevich, resident and condo associate representative, stated we have been working with these developers for years.

Benita Fair Langsdorf stated he is a member of the team for Society Hill for the deed restriction. There are 3 separate deed restrictions, and the people who did not sign on to the agreement at the beginning are now being penalized.

Richard Lush distributed copies of signatures of more than 400 people in the community to the Commissioners. He is a volunteer on the zoning designation committee. He said his board denied them. He read a letter for the opposition of changing the zoning of this property. The developer should go to the Zoning Board of Adjustment for a variance.

William Ewing, attorney for a resident, asked if a 12-story building is appropriate to a 6-story building in the area. This is not appropriate in scale, height, mass or use in the area. This is spot zoning.

Paul Boni, resident of Society Hill, stated this property is owned by the Challa Brothers. The Challa brothers and Councilman Kelly were indicted. He is alleging no improprieties. Make sure everything is in place, even though they could come back again with any changes, your capacity to say no is greatly diminishes. Make sure that all people are treated the same.

Harry Schwartz stated the Civic Association Board believes that all residents should be treated the same. Because of the 12/12 vote, the height was reduced.

Ms. Ruiz asked him when did you have that meeting

Mr. Schwartz replied it was on February 21, 2008.

Mr. Greenberger replied that they should be equitable treatment of neighbors. The notice for the Philadelphia City Planning Commission meeting was done appropriately. The Historical Commission may be a separate path, but we still have to do something about this. The developer can come back and ask for an extension. Regarding the design issues, the Philadelphia City Planning Commission has made recommendations to Council and the Mayor signed the legislation. We cannot change it.

Mr. Eiding stated he wanted the hotel funding to be addressed.

Mr. Martin replied we did hand holding with capital sources and hotel until they had municipal approval. We will go before the Historical Commission after it is approved.

Mr. Greenberger replied that it lapses on April 16, 2009

Mr. Lee asked about the deed restrictions.

Mr. Martin replied that there are 3 separate deed restrictions: 1) city; 2) civic association; and 3) with certain near neighbors.

Dr. Barnett asked if there was equitable treatment of neighbors.

Mr. Martin replied that certain near neighbors had rights attached with garage. We were not intending them to be beneficiary. He is reluctant to make a comment on behalf of his client.

Mr. Stein, the developer, replied that they tried to be fair.

Mr. Martin replied that many of the neighbors spent a lot of their time working with them.

Dr. Barnett asked who were the parking privileges and rights given to.

Mr. Martin replied we gave them to the people who are receiving it and some others as well.

Mr. Greenberger asked if some of the people who did not support it are getting some parking rights.

Mr. Martin replied that most of the households surrounding Lombard Street, 2nd Street, and front of the north side of Pine Street are receiving the parking benefits.

Mr. Greenberger stated the in the deed restriction there is a section for outdoor dining, "no outdoor food or drinks shall be permitted". He doesn't like this part and wants to know what the problem is.

Mr. Martin replied that 2 households said that if we did that, they would file a lawsuit against us, and delay the project indefinitely.

Dr. Barnett asked that this provision be a separate agreement between the developer and the neighbors.

Upon motion by Mr. Eiding, seconded by Mr. Lee, the City Planning Commission approved with the removal of "no outdoor dining" in section 1.6A of the declaration of deed restriction.

Mr. Greenberger adjourned the City Planning Commission Meeting of August 19, 2008 at 3:49pm.

SUMMARY

- 1) Minutes of the Meeting of 7-15-08 Approved
- 2) Executive Director's Update
- 3) Information Only: Proposed Presentation
development for 1600 block
of Vine St. (Grasso Holdings)
- 4) Information Only: Presentation of
Proposed development for the former
Schmidt's Brewery site,
1101 N. 2nd St. (Tower Investments)
- 5) Bill #080527 – An Ordinance amending
Section 14-2007 of the Phila. Code, to
permit the historic designation of the
public interior portion of bldgs & making
other technical changes. (Introduced by
Councilmembers Green, Greenlee &
Reynolds-Brown on 5-22-08.)
(Martin Gregorski) Approved
- 6) Streets Bill #080544 – An Ordinance
authorizing the revision of lines & grades
on a portion of City Plan 163:
 - a) by relocating the southwesterly
houeline & curblineline of Ridge Ave.
near Calumet St.;
 - b) by relocating the northwesterly
houeline & curblineline of Calumet St.
from Ridge Ave. to the Fairmount
Park line;
 - c) by striking from the City Plan East
River Rd. from Calumet St.
northwestwardly to its terminus;
 - d) and vacating the portions of said
East River Rd. laying outside the
lines of Fairmount Park; all under
certain terms & conditions.
(Sarah Chiu) Approved
- 7) Bill #080490 – An Ordinance authorizing
the striking & vacating of Race St. from
33rd St. to 34th St. (Sarah Chiu) Approved

- 8) Redevelopment Agreement w/the Phila. Regional Port Authority for a 15-acre parcel at 3062 S. 61st St. Purpose: construction of a surface Parking lot for trucks using the proposed Produce Terminal in Eastwick. (2nd District – Council President Verna) (David Knapton)

Approved
w/condition: if use
changes from
storage of vehicles
it must come
back to the PCPC
for approval.

- 9) Stamper Square Plan of Development (Bill #080253-Zoning remapping ordinance) (Martin Gregorski)

Approved w/removal
of “no outdoor dining”
in section 1.6A of
declaration of deed restriction.