



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Minutes - Final

City Council

Wednesday, August 6, 2025

6:15 PM

Council Chambers

Public Hearing

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Allentown City Council will consider for possible adoption an Ordinance Amending the Zoning Map of the City of Allentown by rezoning parcel 548685625829-1, also known 2851-2865 College Drive from Low Density Residential (R-L) to Institutional-Governmental (I-G).

City Council will consider the foregoing at a Public Hearing on Wednesday, August 6, 2025 at 6:15 PM in Council Chambers, 435 Hamilton Street, Allentown, PA 18101. Copies of the full text of this Ordinance are available to any interested party for examination and copying at the City Clerk's Office or for inspection during regular business hours at the offices of this newspaper and the Lehigh County Department of Law. All documents can also be found on the City website. City Council may adopt this amendment to the Zoning Ordinance at the regularly scheduled City Council Meeting at 6:30 PM on August 6, 2025 immediately following this Public Hearing.

Mr. Daryl Hendricks thanked Mr. Hanlon and stated that the purpose of this hearing is to take comments from the public on Bill 47. This Bill rezones parcel 548685625829-1, also known 2851-2865 College Drive from Low Density Residential (R-L) to Institutional-Governmental (I-G). The Bill was voted favorably by the Community and Economic Development Committee and the two Planning Commissions. He asked Mr. Hanlon if he can read the Bill, please.

Mr. Michael Hanlon stated that Bill 47 requests from Cedar Crest College to rezone 2851- 2865 College Drive from Low Density Residential (R-L) to Institutional-Governmental (I-G).

Mr. Daryl Hendricks stated ok. He asked Ms. Kistler if she would briefly explain the Bill.

Ms. Vicky Kistler stated yes, Mr. Hendricks. She stated that the neighbors adjacent property owners were contacted about this issue. She stated that they do not have any inquiries or letters to submit or complaints to this affect. The city staff has reviewed this and forward this favorable with no hesitation whatsoever. She stated that they do have the representatives from Cedar Crest here to answer any questions if Council or the public should have any.

Mr. Daryl Hendricks stated ok. Thank you very much. He asked if he has

any questions or comments from his colleagues or any comments from the public. He stated that he knows that it was voted on favorably in the committee and forwarded to the full Council. He asked someone from the college if they wish to speak to the Bill. He stated that he doesn't want to take that right away from them.

Attorney Chris McLean from Fitzpatrick Lentz and Bubba on behalf of the college. He stated with him this evening is Dr. Meade, the president of the college and Elizabeth Wilson, the CFO. He stated that they are certainly willing to answer any questions you may have. The Project that will follow the rezoning will be converting the residents, rehabilitating the residents into the academic center for the Harmon Center for leadership and technology. He stated that he will let Mr. Meade speak briefly to what that is all about to give the board a little idea, but general they are looking to keep the residential character of the property. It needs some tender loving care. Mostly, internal renovations. Turning bedrooms into offices. Creating a small conference space in the basement for that academic program which is made possible by a recent gift from an estate.

Mr. Daryl Hendricks thanked Attorney McLean and stated good evening.

Dr. Elizabeth Meade stated good evening and thank you so much for the opportunity to speak. She stated that their intention in purchasing the properties is maintain the residential character of where they find themselves to be good stewards of the neighborhood. They love the character of the neighborhood and we want to keep it the character of the residential neighborhood. It will be occupied really primarily between 8:30 and 4:30 with the potential to perhaps some evening classes. She stated that they have a good reputation in maintaining our existing property to a very high standard that would be applied to them as well. She stated that they also believe Harmon Center for technology for technology is going to be a great addition to the city of Allentown by providing workforce development and technology and artificial intelligence as well as educational benefits for the students of our college.

Mr. Daryl Hendricks stated ok, thank you. He asked if there were any questions or comments. He stated that he will ask one more time. He asked if there were any comments from the public. He asked Mr. Hanlon to conduct the vote.

Mr. Michael Hanlon stated that this is just for public comment and will be on the agenda that follows.

Mr. Daryl Hendricks stated that it will be on the following and stated alright. He stated that he appreciates their willingness to come in and share that

with us and thank you very much. He stated that would conclude this meeting. Thank you.

Present: 7 - Cynthia Mota, Daryl Hendricks, Ed Zucal, Natalie Santos, Ce-Ce Gerlach, Candida Affa, and Santo Napoli

15-7713

Bill 47 The bill was forwarded favorably by the Community and Economic Development Committee, Chairperson Mota.

Request from Cedar Crest College to Rezone 2851-2865 College Drive from Low Density Residential (R-L) to Institutional-Governmental (I-G)

Attachments: [Bill 47 Rezoning.doc](#)

[Exhibit A 2851-2865 College Drive.pdf](#)

[Petition from Cedar Crest.pdf](#)

[1. Staff Report Bill 47-2025 Rezone 2851-2865 College Dr.pdf](#)

[Cedar Crest Zoning Map Amendment.pdf](#)

[2851 - 2865 College Drive Labels \(Cedar Crest College\).csv](#)

[County of Lehigh Law Department Receipt for Filing of Municipal](#)

[Ordinance City of Allentown \(Bill 47 - 2025\).pdf](#)

[Zoning Notice Posting - Amending the Zoning Map 2851 - 2865](#)

[College Drive from RL to IG.JPG](#)

[Amending the Zoning Map 2851 - 2865 College Drive from RL to IG](#)

[\(Picture I\).JPG](#)

[Amending the Zoning Map 2851 - 2865 College Drive from RL to IG](#)

[\(Picture II\).JPG](#)

[Amending the Zoning Map 2851 - 2865 College Drive from RL to IG](#)

[\(Picture III\).JPG](#)

[Amending the Zoning Map 2851 - 2865 College Drive from RL to IG](#)

[\(Picture IV\).JPG](#)

[Amending the Zoning Map 2851 - 2865 College Drive from RL to IG](#)

[\(Picture V\).JPG](#)

[The Morning Call Ad 7839163.pdf](#)

[Ordinance #16153.pdf](#)

Enactment No: 16153

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