

Allentown

435 Hamilton Street
Allentown, Pa. 18101



Minutes

Tuesday, July 13, 2021

12:15 PM

<https://rebrand.ly/ACPC-July-13>

(717) 740-2323

Conference ID: 829 272 835#
Planning Commission

Attachments: [7-13-21 ACPC minutes](#)

CALL TO ORDER:

Minutes of Public Meeting of April 13, 2021.

Minutes of Public Meeting of May 11, 2021.

Minutes of Public Meeting of June 8, 2021.

NEW BUSINESS:

Request of the Redevelopment Authority of the City of Allentown for a recommendation for the reuse of the following properties certified as blighted pursuant to the Urban Redevelopment Law (Section 1712.1) entitled Blighted Property Removal.

23 N. 12th Street Street	303 N. Jordan Street	718 W. Gordon
26 S. Penn Street Street	307 Priscilla Street	733 W. Brush
31 N. Madison Street Street	310 W. Liberty Street	736-738 North
119-121 W. Emaus Ave	330 N. 7th Street	738 W. Pine Street
134 N. Amanda Street	369 Liberty Street	834 W. Allen Street
135 S. 12th Street Street	408 W. Allen Street	838-840 Saint John
142 E. Elm Street	435 Bellevue Street	902 N. 18th Street
225 S. 17th Street	516 E. Court Street	930 S. 8th Street
227 N. Jordan Street Street	540 N. Fountain Street	943 W. Pine
235 N. Howard Street Street	603.5 N. 6th Street	1040 W. Maple
238 N. Peach Street Street	619 Park Street	1925 E. Fairmont
246-248 N. 2nd Street Washington St	635 Park Street	2 5 2 0 W .
248 N. 8th Street	639 Dixon Street	

ADAPTIVE RE-USE APPLICATION:

508-512 Ridge Street, 21-2 (SP). Special Use Application by City Star Management LLC to convert a vacant convent into 9 residential apartments with Adaptive Reuse being permitted by Special Exception under Article 1313.01.A. Section 1327 of the Zoning Ordinance provides the Planning Commission with the opportunity to review and provide comments to the Zoning Hearing Board.

SIDEWALK POSTPONEMENT REQUEST:

--- 937 S. Filmore Street, S21-8, requested by Jerry Pena and Carmen Rodriguez

--- 931 S. Filmore Street, S21-9, requested by Cindy Bello

--- 927 S. Filmore Street, S21-10, requested by Cindy Bello

STREET VACATIONS:

--- West Sycamore Street from North Brick Street to West Allen Street, 21-3(V), requested by Lehigh Engineering Associates, Inc.

LAND DEVELOPMENTS:

--- Brewers Hill Development, 401 North Front Street, LMA-2019-00011 & LDC-2019-00004, request by Brewers Hill Development Group, LP to extend conditional preliminary/final approval until June 11, 2023. Conditional preliminary/final approval was granted on June 11, 2019

The applicant proposes to consolidate two parcels into one for Phase 1 improvements of an office building.

--- Allentown Sheetz, 2939 Lehigh Street, LMA-2021-00011, sketch plan review requested by Sheetz, Inc.

The applicant proposes to construct a 6,070 SF convenience store.

--- Walnut View, 909 W. Walnut Street, LMA-2021-00012, preliminary/final approval requested by City Center Investment Corporation.

The applicant proposes to construct a 5-story apartment building with 57 total units.

--- Da Vinci Science Center, 18 N. 8th Street, LMA-2021-00013 & SMI-2021-00007, preliminary/final approval requested by Da Vinci Science City, LLC.

The applicant proposes to construct an 80,000 SF science center.

**TABLED, REQUESTED BY
APPLICANT**

WAIVER REQUEST:

--- Request of Brown Design Corp for the following waivers for 2930 W. Chew Street, LMI-2021-0002:
 From Section 1387.03.4.I of the Land Development Controls Ordinance which requires a 15' setback for any infiltration area from a building foundation.
 From Section 1385.11.B of the Land Development Controls Ordinance which requires that the horizontal distance from either the toe or top of an excavation or fill slope line shall be five (5) feet or one-half (1/2) the vertical height of the fill or excavation from any adjoining property or easement line, whichever is greater of the City's Land Development and Subdivision Ordinance (SALDO).

REZONING:

--- Bill 63 amending the official zoning map of the City of Allentown by rezoning the following nine (9) parcels:

- 413-423 N. 3rd Street from R-MH to I-G,
- 420 N. 3rd Street from I-2 to I-G,
- 422 N. 3rd Street from I-2 to I-G,
- 425-435 N. 3rd Street from R-MH to I-G,
- 440-448 N. 3rd Street from I-2 to I-G,
- 318-320 W. Liberty Street from I-2 to I-G,
- 301-311 W. Gordon Street from I-2 to I-G,
- 323 W. Gordon Street from I-2 to I-G, and
- 318-326 W. Gordon Street from I-2 to I-G.

**TABLED, REQUESTED BY
 APPLICANT**

ADJOURN

**!! APPLICANTS ARE REQUIRED TO
 ATTEND !!
 ANY QUESTIONS? CALL
 610-437-7611**