



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Minutes - Final

City Council

Wednesday, October 15, 2025

6:00 PM

Council Chambers

Public Hearing

Roll Call

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

The City Council of the City of Allentown will hold a Public Hearing on Bill 69-2025, the proposed new City of Allentown Zoning Ordinance and Bill 70-2025, the proposed new City of Allentown Subdivision and Land Development Ordinance. The Hearing will be held on Wednesday, October 15, 2025 in Council Chambers, First Floor, City Hall located at 435 Hamilton Street in Allentown. The Hearing will begin at 6:00 p.m.

If any person with a disability wishes to request that special accommodations be made by the City to allow their participation at the Hearing, they are asked to contact the City Clerk at least one business day in advance.

The proposed bills will be considered for adoption immediately following the Hearing at the regular Allentown City Council Meeting on Wednesday, October 15, 2025 beginning at 6:30 pm in Council Chambers, First Floor, City Hall, 435 Hamilton Street in Allentown.

Mr. Daryl Hendricks stated that this will begin a Public Hearing this evening. The purpose is to take public testimony on Bill 69 - 2025. The proposed new city of Allentown new Zoning Ordinance and Bill 70 - 2025. The proposed new city of Allentown subdivision and land development ordinance. The bills are scheduled to be considered for adoption immediately following this Public Hearing. City Council held a Special meeting on September 24th which consisted of a presentation from the Planning Director and taking comments from the Council and the public. Council forwarded the Bills unanimously to this Public Hearing and possible adoption tonight. Importantly, it was noted at that meeting that this is a large undertaking and subject to future modification. The Zoning and SALDO Codes are living documents. City staff are preparing a first round of amendments to address concerns raised through the Code or Map Amendment process as well as issues identified during initial implementation. Updating the Code is an ongoing effort and they will continue to revisit it for future revisions and improvements. He stated that he will ask the Clerk to read the Bills into the record after which the Planning Director, Ms Gomez will give a brief introduction and then they will

take public comments. He stated that Mr. Hanlon, if you would.

15-7878

Bill 69

Chapter 660 Zoning Ordinance. Repealing Chapter 660, Zoning, in its entirety and adopting a new Zoning Ordinance and Zoning Map.

Sponsors: Administration

Attachments: [Bill 69 Zoning Code Amendment](#)
[Exhibit A - Zoning Ordinance -- Exhibit B - Zoning Maps](#)
[LVPC letter Zoning Update.pdf](#)
[ACPC Public Hearing Draft Memo 7-3-25 \(2\).pdf](#)
[07_July Minutes_FINAL - ZONE Allentown Excerpt.pdf](#)
[ACPC Actions ZONE Allentown 2025-09-10.pdf](#)
[Zone Allentown ACPC Sept Minutes.pdf](#)

Mr. Daryl Hendricks stated Ms. Gomez.

Ms. Jennifer Gomez stated good evening, Planning Director. She stated that this initiative is known as Zone Allentown Forming Tomorrow City Today. She introduced the Project Team and stated that they have Kirk Bishop of Duncan and Associates; Leslie Oberholtzer of Codametrics; Melissa Velez, Senior Planner and Trevor Troman, Senior Planner; and Mike Handzo, Zoning Supervisor. She stated that they all worked closely together to prepare this agenda item. Regulations within these ordinances specifically aimed to the city's Zoning and Land Development regulations are contact sensitive, meaning they respect Allentown's traditional character in compact, walkable urban form, housing supportive and meaning increased supply and affordability and they all aim to make this city viable and walkable. The ordinance introduces newest regulations that are so employment friendly with the focus on the manufacturing economy. Green and healthy development and predictability and transparency. The result of the Zoning Ordinance is a modern approach to zoning that uses clear, illustrated regulations to help and maintain and enhance the city's physical character and form. She stated that this concludes her comments and does have a full presentation available, but since that was offered at the September 24th meeting, she would be happy to do any aspects of that again. She stated that it concludes her comments and is available for questions. She thanked Council.

Mr. Daryl Hendricks thanked Ms. Gomez and stated that he wants to compliment her and her team for all the hard work they did in bringing this. He stated that he understands that this was not an easy undertaking, but none the less they are at this point and stated great work. He stated that he will open it up to the public now any comments, questions and concerns.

Mr. Kyle Ropsky, 528 N. Burks Street, stated good evening everybody and is here speaking on behalf of Allentown's Environmental Advisory Council. He stated that he is here to voice the EAC strong support for the adoption of the Zoning Ordinance and the a Subdivision and Land Development ordinance. These updates represent a significant step forward for Allentown, modernizing our Land usage policies to better reflect sustainability, climate resilience and community liveability. He stated that their Council reviewed the proposed ordinance closely and identified several key areas that aligned with out mission and purpose statement to protect natural resources, reduce emissions and promote sustainable design. He stated first, they applaud the move towards form based zoning and mixed use development which will create walkable neighborhoods and encourage reinvestments and existing spaces. Reducing car dependence and strengthening our urban fabric. Second, the new ordinances expand green infrastructure requirements, encouraging rain gardens, green roofs, permeable pavements and the use of native plants citywide. These measures will help measure stormwaters, reduce flooding, and improve air and water quality. Third, they commend the enhance protection of natural resources, including flood plains, steep slopes and other environmentally sensitive areas, ensuring that development moves forward responsibly, while preserving the natural systems that protect our residents and neighborhoods. He is personally encouraged and particularly about as a member of the Shade Tree Commission by the new tree protection measures to safeguard mature trees, street trees, and wooded sites and require thoughtful planning to maintain and expand our urban canopy across the city. It is honestly shocking a lot of stuff that they did not have and they have it now. They are pleased to see support from sustainable transportation such as expanded bike parking, EV Charging and improved pedestrian transit access. Finally, these updates improve open space and community resilience with contributions with parks and greenways, urging community gardens and ensuring new developments. Considers climate risks like flooding. In short, Zone Allentown and the new SALDO sets the foundation for a more sustainable equitable and resilient city. He stated on a personal note, he cannot thank the team here enough. They went above and beyond to answer all of our questions. They did a whole presentation for us and everything stating that they are really blessed to have such an amazing team here and put a lot of work in it so we definitely urge you guys to support these options here tonight and thank you for your time.

Mr. Daryl Hendricks thanked him for his comments. He asked anybody else, please step forward stating feel free. He stated seeing nobody, Mr. Hanlon.

Mr. Michael Hanlon stated that he has no comments. He has no cards. He stated that the Public Hearing will be adjourned.

Mr. Daryl Hendricks stated ok, this will adjourn this Public Hearing. He stated thank you all and thank you once again for all your hard work.

[15-7877](#)

Bill 70

Chapter 350 Subdivision and Land Development Ordinance. Repealing Chapter 350, Land Development and Subdivision, in its entirety and adopting a new Subdivision and Land Development Ordinance.

Sponsors: Administration

Attachments: [Bill 70 - SALDO Amendment](#)

[Exhibit A - SALDO Public Hearing Draft](#)

[LVPC Letter - SALDO Update.pdf](#)

[15-7990](#)

PPT Planning Presentation

Letters of Support

Attachments: [Allentown EAC](#)

[Lehigh - Small Cities Lab- Letter of Support.pdf](#)

[Lehigh Conference of Churches - Letter of support.pdf](#)

[Schlossberg - ZONE Allentown letter of support.pdf](#)

[Siegel - ZONE Allentown -letter of support.pdf](#)

[ATN Hearing Presentation- Condensed for Council.pdf](#)

[LANTA Letter of support - City of Allentown-ZONE](#)

[Allentown_10.2.25.pdf](#)

[Schweyer 9.29.25 - ZONE Allentown Letter of Support.pdf](#)

ADJOURNED: 6:07 PM