



Meeting Agenda - Final Planning Commission

Tuesday, July 9, 2019

12:15 PM

Council Chambers

MEETING VIDEOTAPED FOR PUBLIC RECORD ON THE CITY'S WEBSITE

Call to Order

Approval of Minutes of June 11, 2019 meeting

Hamilton Street Overlay District Reviews

- Great Rock Investments LLC, 1142 Hamilton Street, design review to maintain existing 4 flat wall signs (1 @ 5.83' x 2.67'; 1 @ 2.5' x 6'; and 2 @ 2.5' x 5'), non-illuminated on front of the building requested by C. Paul Garabo, at the above address. (Applicant tabled at May meeting/did not show for June meeting)
- Fegley Real Estate LLC, 911 Hamilton Street, design review to erect one (1), non-illuminated, channel letter wall sign (2' x 17.67") on front of building requested by Edward Sulzman, at the above address. (Tabled at previous meeting)
- Scott & Marcy Knappenberger, 539 Hamilton Street, design review to remove existing glass door unit and install glass store front (9.5 ft. x 18.29 ft.) and install awning (5.16 ft. x 20.16 ft.) with lettering (.83 ft. x 6 ft.), at front requested by Pencor Co., Inc. at the above address.

Adaptive Re-Use Application

- 902-924 Hamilton Street 19-1 (SP). Application of 900 Hamilton Street Associates LP to convert vacant hotel into 120 dwelling units. Section 1327 of the Zoning Ordinance provides the Planning Commission with the opportunity to review and provide comments to the Zoning Hearing Board.

Land Developments

- Allentown Commerce Park, 1601 S. 12th Street, LMA-2019-00010, preliminary/final plan approval requested by Allentown Commerce Park Corp.

The application proposes to construct a 154,440 sq. ft. industrial building with trailer parking.
- City Place, 902 W. Hamilton Street, LMA-2019-00013, preliminary/final plan approval requested by City Center Investment Corporation.

The application proposes to construct a four-story apartment building to existing parcel.
- 6th and Cumberland Mixed Housing Development, 1101 S. 6th Street, LMA-2019-00014 & SMA-2019-00003, sketch plan review requested by Cottage Communities.

The application proposes to construct a mixed housing, 17 town/row homes and 54 apartments

Rezoning

- Amends the Zoning Code by rezoning 1940 W. Fairview Street and 303 S. Saint Elmo Street from P (Parks District) to R-M (Medium Density Residential District) 19-3 (Z) requested by St. Elmo Development, LLC.

Zoning Amendments

- Amends the Zoning Code, Article 1327.03.Z.4 to read “In addition to any storage area contained inside multi-family building dwelling units, there shall be provided for each dwelling unit **that has a “habitable floor area” (as defined in Section 1302.01) of less than 700 square feet** a minimum of ~~35~~ **16** square feet of storage area in a convenient location (such as a basement) where personal belongings and effects may be stored without constituting a fire hazard and where the belongings and effects may be kept locked and separated from belongings of other occupants.” 19-4(Z) requested by Davison & McCarthy Professional Corporation for City Center Investment Corporation.
- Amends the Zoning Code, Article 1301-1331 of the Codified Ordinances of the City of Allentown, Re: Defining various types of land uses relating to small-scale alcoholic beverage manufacture and dispensing, and allowing such uses in certain Zoning Districts with regulations, as well as, relaxing off-street parking requirements for restaurants and banquet facilities. 19-5(Z) requested by the Bureau of Planning and Zoning.

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.

233 Ridge Avenue	820 N 5th Street	1031 S 7th Street
219.5 N 2nd Street	820 1/2 N. 5th Street	231 N. Law Street
540 Hamilton Street	523 N. Jordon Street	1218 W Gordon Street
821-823 Jackson Street	443 Harrison Street	1018 Zieglers Court
802 Walnut Street	240 E Maple Street	120 W Susquehanna Street
323 9th Street	214-218 E. Cumberland St	409 N Penn Street
202 N 7th Street	776 Benton Street	508-1/2 N 2nd Street
334 N Church Street	822 N 5th Street	420 W. Allen Street
642 N 2nd Street	811-813 New St (aka 917 Carrot)	726 Penn Street
634 N Lumber Street	431 Washington Street	1104 Walnut Street
235 N Law Street	1503 Chew Street	

Old Business

Staff Report

Adjourn

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

