



# Allentown

435 Hamilton Street  
Allentown, Pa. 18101

## Meeting Agenda - Final Planning Commission

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Tuesday, August 13, 2019

12:15 PM

Council Chambers

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### MEETING VIDEOTAPED FOR PUBLIC RECORD ON THE CITY'S WEBSITE

#### Call to order

#### Approval of Minutes of July 9, 2019 meeting

#### Hamilton Street Overlay District Reviews

- Thomas Williams, 621 Hamilton Street, design review to erect an externally illuminated channel letter sign (2.42 ft. x 11 ft.) at front requested by Mohamed Hassan at the above address.
- Crisis Pregnancy Center of the Lehigh Valley, 1038 Hamilton Street, design review to reface an internally illuminated 3'x15' box sign and maintain vinyl lettering on windows requested by Kevin Wenck of FastSigns Allentown.

#### Rezoning

- Bill No. 41 -2019 Amends the Zoning Code by rezoning the former City incinerator Site at Basin Street and 398 Martin Luther King Jr. Boulevard from B/LI (Business/Light Industrial District to I-3 (General Industrial District).

#### Zoning Amendment

- Bill No. 48-2019 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."

#### Adaptive Re-Use Application

- 418-432 N. Franklin Street 19-2 (SP). Application of Cigar Factory Allentown, LLC to convert vacant retail/storage into 16 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

- Five City Center-7th & Walnut, Center Square East -- 36 S. 7th Street, LMA-2018-00011, REVISED final plan approval requested by City Center Investment Corporation. (received preliminary/final plan approval at the November 13, 2018 meeting)

The application is being revised and is seeking approval to construct a multi-story residential apartment building with a parking deck below and a center courtyard from 220 units on six levels and 239 parking spaces to 170 units on four levels and 188 parking spaces.

- Barnes Lane Subdivision, 2701 Barnes Lane, LMA-2019-00015, sketch plan review requested by Barnes Land Development, LLC.

The applicant proposes to subdivide parcel into 44 lots and create 43 new single family lots with existing house retained as lot 44.

- Allentown Affordable Housing Project, 332 N. Front Street, LMA-2019-00016, sketch plan review requested by Home Leasing, LLC.

The application proposes to construct a three (3) story apartment complex with 25 one-bedroom and 20 two-bedroom units.

## Old Business

## New Business

## Adjourn

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