



# Allentown

435 Hamilton Street  
Allentown, Pa. 18101

## Meeting Agenda - Final Planning Commission

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Tuesday, December 14, 2021

12:15 PM

Council Chambers  
<https://rebrand.ly/ACPC-December-14>  
(717) 740-2323  
Conference ID: 903 255 798#

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### Call to Order

Minutes of Public Meeting of November 9, 2021.

### LAND DEVELOPMENTS:

- 402 Basin Street, LMA-2021-00005, final plan approval requested by Serfass Development & Acquisitions I, LLC.

The applicant proposes to construct a 130,007 SF warehouse.

Applicant requests waiver 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).

- 1 Center Square, LMA-2019-00019, request of Paul McNemar on behalf of City Center Investment Corporation to extend the conditional preliminary/final approval until January 14, 2024.
- 1010 Apartments, 1010 West Hamilton Street, LMA-2021-00021 & LDC-2021-00005, preliminary/final plan approval requested by City Center Investment Corporation.

Applicant proposes to construct a 4-story apartment building with 125 units.

Applicant requests waiver 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).

- 3015 Lehigh Street, LMA-2021-00019, preliminary/final plan approval requested by Two Farms, Inc.

Applicant proposes to construct a 5,408 SF Royal Farms Convenience Store with fuel and car wash.

### New Business

2022 meeting schedule

**ADJOURN**

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