



ALLENTOWN CITY PLANNING COMMISSION
435 HAMILTON STREET
ALLENTOWN, PA 18101-1699
(610) 437-7611

ALLENTOWN CITY PLANNING COMMISSION

PUBLIC MEETING AUGUST 14, 2018

MINUTES

MEMBERS PRESENT:

Oldrich Foucek, III, Esquire, Chairman
Richard Button, Secretary
Christian Brown
Jeff Glazier
Damien Brown

CITY STAFF PRESENT:

R. Douglas Stewart, Planning Director
Tom Williams, Operations Manager
Fred Andrayko, Zoning Supervisor
Craig Messinger, Interim Director of Public Works
Mark Geosits, P.E. Senior Civil Engineer/Assistant City Engineer
Richard Rasch, Utility Engineer
Nelson Varughese, Traffic Controls Superintendent
Lisa Cocca, Public Works Administrative Supervisor
Hannah Clark, Senior Planner
Dave Kimmerly, Chief Planner
Tawanna Whitehead, Deputy City Clerk
Jeanne Marsteller, Recording Secretary

OTHERS PRESENT:

See attached sign in sheet

MINUTES:

The minutes of July 10, 2018 approved as written.

SIDEWALK POSTPONEMENT REQUESTS:

615 S. Filmore Street, S18-5, requested by William and Michele Loy (Tabled at July 10, 2018 meeting)

Postponed to the September 11, 2018 meeting at the applicant's request.

STREET VACATION:

Portion of East Hedge Street (east of N. Irving Street which was abandoned in the relocation of East Hedge Street), 18-4 (V) requested by Monocacy General Contracting LLC.

Atty. Joel Wiener and Plamen Ayvazov, principal of Monocacy General Contracting LLC were present.

Atty. Wiener explained the city realigned Hedge Street to create a ninety-degree intersection with Irving Street and as a result left this area of paved road vacated with a depressed curb. Monocacy owns the deeded tract next to this area.

Atty. Wiener pointed out there is a PPL pole with Verizon lines located next to the curb and if any easements are needed, Monocacy will comply. Atty. Foucek stated Verizon objected. Atty. Wiener explained the pole actually lies in an area that is not part of the vacation request. Atty. Foucek said staff recommends vacation, subject to the maintenance, rights and easements of all utilities.

Mr. Button asked why this was not done when the street was realigned. Mr. Geosits agreed it should have been cleared up at that time.

Mr. Glazier made a MOTION to recommend to City Council the vacation of a portion of East Hedge Street (east of N. Irving Street) as requested. Second by Damien Brown. Motion passed unanimously.

LAND DEVELOPMENT

Allentown Taco Bell, 1901 S. 4th Street, LMA-2018-00007, sketch plan review requested by Allentown Investors, LLC. The application proposes to construct a 2,753 square foot Taco Bell restaurant with drive-thru service at the above address.

John Pettit of the Pettit Group and Joseph DePascale of Allentown Investors, LLC were present.

Mr. Pettit explained at the existing Wells Fargo Bank on S. 4th Street, being proposed is to construct a Taco Bell on the portion of the lot towards Cooper Street. The parking lot for the Wells Fargo will be reconstructed for the Taco Bell and parking. Atty. Foucek asked if the land would be subdivided or leased and does Wells Fargo own this parcel. Mr. DePascale confirmed Wells Fargo owns the entire parcel and the plan is to have it subdivided.

Atty. Foucek asked if there are any issues with the staff comment letter. Mr. Pettit said no, nothing major but a few minor questions for staff, such as parking bumpers along sidewalk, parking stalls in front of trash enclosure, which is standard detail for this type of development.

Mr. Button asked if it will a 24-hour business. Mr. DePascale said no, the hours are usually 7 am -11 pm inside and drive-thru open until 2:00 am.

Atty. Foucek addressed the parking lot lighting. Mr. DePascale said the lights would be shielded to prevent light from spilling into the residential neighborhood. The Commission continued by commenting on the ingress/egress onto a state road, the impervious surface, stormwater management, the location of the lot line, impact of headlights from the drive-thru, the turning radius,

sidewalks along the adjoining streets and direct pedestrian access. Christian Brown asked if the parking is compliant or over the requirements. Mr. Pettit said it exceeds the number of parking required. Christian Brown believes it is excessive and suggests not exceeding the parking requirements unless necessary. This will help with the impervious and stormwater. Mr. DePascale said he would have no problem to reduce the parking to meet the requirements.

Atty. Foucek asked about deliveries. Mr. DePascale replied deliveries are off hours, trucks enter off 4th Street, park in the parking lot and the driver enters through a door, as there is no loading dock.

Joseph Cocca, 1866 S. 3rd Street expressed his concern of the lot at the corner of 3rd and Dixon Streets being subdividing as there is no access to S. 4th Street. Other concerns expressed are tractor-trailers entering S. 4th, how will they get out; deliveries at night would create noise which is against the noise ordinance regulation and the maintenance of the property.

Damien Brown stated it is not clear as to how the lots will be subdivided. On the plan submitted it shows the lot at 3rd and Dixon Streets being subdivided unto itself, which would create an issue where someone could come in and by-right build a commercial development, which appears the developer is rethinking this option. Mr. Cocca asked if it is possible to put restrictions on the lot. Mr. Stewart said deed restrictions could be put on subdivided property at the time of subdivision that would require access through Wells Fargo and not Dixon Street or 3rd Street.

Allen Ritter, 1871 S. 3rd Street concurred with Mr. Cocca's comments and asked about the location of the drive-thru window. Atty. Foucek stated entrance is off Cooper Street, turn left and face 4th Street.

Peter Carr 1923 S. 3rd Street addressed the Commission on issues with commercial properties, such as loud music, litter, and feels there are too many eating facilities along 4th Street. Residents pay taxes and are entitled to tranquility and not dumpsters banging and deliveries all hours of the night and early morning. Atty. Foucek said there are ordinances and staff that monitors these nuisances and should be pursued.

Tom & Anna Amant, 1935 S. 3rd Street, addressed the Commission on the issues with the retention pond located at Checker's, 1935 S. 4th Street. Mr. Messinger stated they are well aware of it and letters have been sent. Mr. Amant asked who is responsible. Mr. Messinger said the property owner is responsible. Atty. Foucek suggested they talk to staff, as this does not relate to Taco Bell.

Atty. Foucek suggested the Taco Bell developer continue working with staff. Since this is at the sketch plan level, no action of the Commission is needed.

ADJOURN

There being no further business, the meeting adjourned at 12:59

Respectfully submitted,


Jeanne Marsteller, Recording Secretary

A video recording of this meeting is available at:

http://allentownpa.granicus.com/MediaPlayer.php?view_id=1&clip_id=542