



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Minutes - Final

City Council

Wednesday, May 1, 2019

6:45 PM

Council Chambers

Public Hearing

Call to Order

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Allentown City Council will consider for possible adoption an Ordinance amending the City of Allentown Zoning Ordinance and Zoning Map. The proposed amendment of which this notice is a summary of, proposes to amend the zoning ordinance by rezoning 1811 S. Glenwood Street (Parcel ID: 549567205959) from B-4 (Shopping Center Business District) to I-2 (Limited Industrial District). The property is vacant and is approximately 9.8 acres. It is proposed to be developed as a distribution, logistics, or warehouse use.

City Council will consider the foregoing at a Public Hearing on Wednesday, May 1, 2019 at 6:45 PM in Council Chambers, 435 Hamilton Street, Allentown, PA 18101. Copies of the full text of this Ordinance are available to any interested party for examination and copying at cost at the City Clerk's Office or for inspection during regular business hours at the offices of this newspaper and the Lehigh County Department of Law. All interested parties are invited to attend and comment. City Council may adopt this amendment to the Zoning Ordinance and Zoning Map at the regularly scheduled Council Meeting at 7:00 pm immediately following this Public Hearing.

Attorney Joe Fitzpatrick stated that he is local counsel for RD Management which is the owner of the subject 9.82 acres parcel at the end of South Glenwood Street which is here in the city. With me tonight is Mr. Chirag Thakkar who is the Project Engineer for RD Management and this particular project. We filed a petition with the city a few months ago. We been through the initial Planning Commission review when they forwarded this to you. We have been to the Planning Commission where we received unanimous support for this rezoning. We also been to the committee. Several of you sat on it for planning and development about a month ago. For those of you that haven't, the property is basically best describe as immediately north of the Home Depot property on Lehigh Street. You can see it, but you can't reach it from I-78. The north and east sides of the property are bounded by Queen City Airport. It is currently zoned B-4 as

the president just read which allows primarily retail and commercial uses, but RD Management, Mr. Birdoff has owned this property for over 16 years. It has been listed numerous times for sale and although the Home Depot can make a run of it there is basically no interest for retail or hotel for these kinds of B-4 uses at this location. What it is and we don't have a user yet or don't have the specific purpose yet, but there is a wide enough array of uses permitted in the I-2 zone that it makes sense to rezone this and allow some productive use, some jobs to be created, some tax revenue to be created and it appears that I-2 is the appropriate usage for the property. It is almost 10 acres and the surrounding properties interestingly are all by Queen City Airport is zoned I-2 and to an extent where there is concern with traffic or trips we addressed this extensively with Planning Commission. Glenwood Street literally comes out to Lehigh Street at the light at the I-78 on ramp northbound and about 120 yards from the southbound I-78 ramp. It is fully signalized and it is hard to think of a better location for I-2 Light Industrial than this particular piece. He stated that he knows that Council has in their packet aerials and photos that depict particular perspective concept plans, but we don't have a specific plan now. We have to come back to the Planning Commission and city staff if we get to a land development stage. Mr. Thakkar has boards here and know you can put it up electronically if you would like to see it and because at least four of you heard it before he won't belabor it. He is happy to answer any questions, but if ever there was a straight forward zoning map amendment that made sense he believes it is before Council tonight. He stated that he will stop right there and take questions from Council or staff or the public.

Mr. Roger MacLean thanked Mr. Joseph Fitzpatrick and stated that he did hear the presentation and agrees with him 100 percent. He asked if there were any other comments from Council.

Mr. Julio Guridy stated that it is I-2.

Mr. Roger MacLean asked if there are any comments from the public. He stated that was an easy one and Council will have it at tonight's Council meeting.

Attorney Joseph Fitzpatrick asked if Council will vote on it at the meeting later on. Okay, thank you.

Mr. Roger MacLean stated thank you very much. He stated to Mr. Thakkar sorry you didn't get to talk.

Mr. Chirag Thakkar stated that is alright.

[15-2799](#)

Bill 22

Amending the Zoning Map of the City of Allentown by rezoning parcel

549567205959, also known as 1811 S Glenwood Street from B-4 Shopping Center Business to I-2 Limited Industrial.

Attachments: [Bill 22 1811 S Glenwood St.](#)

[1811 S Glenwood St Map Exhibit A](#)

[1811 S. Glenwood Street 9.8 acres - Rezoning Request](#)

[1811 S. Glenwood Street 9.8 Acres Map - Rezoning Request](#)

[1811 S. Glenwood Street 9.8 Acres Map](#)

[Letter from Mike Hanlon regarding the Rezoning Petition Request for](#)

[1811 S. Glenwood Street \(Parcel ID 549567205959-1\)](#)

[1811 S. Glenwood Street Labels](#)

[Draft Bill - 1811 S. Glenwood Street from B4 to I2](#)

[PCM 2-12-19](#)

[Letter from David Kimmerly regarding 1811 Glenwood B4 to I2 -](#)

[Allentown Planning Commission Recommended Approval](#)

[Letter from Mike Hanlon regarding Bill 22 Amending Zoning Map to](#)

[Rezoned Parcels at 1811 S. Glenwood Street from B-4 Shopping](#)

[Center Business to I-2 Limited Industrial](#)

[Receipt for Bill 22-2019 from Lehigh County Law Department](#)

[Letter from Lehigh Valley Planning Commission regarding 1811 S.](#)

[Glenwood Street from B4 to I2](#)

[1811 S. Glenwood Street - NOTICE](#)

[Legal Ad - Rezoning 1811 S. Glenwood Street from B-4 Shopping](#)

[Center to I-2 Limited Industrial and Zoning Map](#)

[Ordinance #15535](#)

ADJOURNED: 6:50 PM