



Minutes - Final

Community and Economic Development Committee

Wednesday, January 29, 2020

6:00 PM

Council Chambers

Roll Call: Chairperson Guridy, Gerlach, Affa

[15-3384](#)

Bill 4

Amending the Zoning Map of the City of Allentown by rezoning parcels: 549645774014 (303-319 St. Elmo Street) and 549646507548 (1940 Fairview Street) from P Parks to R-MP Medium Density Residential – Planned District

Attachments: [Bill 4 St. Elmo Street - Rezoning](#)

[St. Elmo Street Map](#)

[Letter from Irene Woodward from the Planning Department regarding Amending Zoning Code for 1940 W. Fairview Street and 303 S. Saint Elmo Street from P to RM](#)

[Letter from Irene Woodward from the Planning Department regarding Rezoning 1940 W. Fairview Street and 303 S. Saint Elmo Street from P to R-M](#)

[Letter from Mike Hanlon regarding Rezoning Request Petition for Parcel 549646507548 and Parcel 549645774014 from P \(Parks District\) to RM \(Medium Density Residential District\)](#)
[St. Elmo Rezoning Labels](#)

[Letter from Mike Hanlon regarding Rezoning St. Elmo Street and Fairview Street from Parks to Medium Density Residential](#)

[Letter from Lehigh Valley Planning Commission regarding Zoning Map St. Elmo and Fairview Streets Parks to Medium Density Residential](#)

Mr. Alan Jennings stated that he lives in the city for his entire adult life. He is on Pennsylvania Street. He talked about the neighborhood between 7th and 12th Streets. That will be the neighborhood that they are focusing on the next neighborhood partnership in. He is concerned about the two school properties. The challenge that they have in the neighborhoods. He stated that in his mind, the neighborhood surrounding the NIZ is the most important property they have. It has its challenges and will create special challenges for the NIZ. They hold seminars to help low to moderate income people and people of color buy their first homes. They have about 80 people in the seminar and 55 are Allentown residents. He asked how many people plan to buy a home in Allentown, the answer was none. The schools were an issue. They asked them if they were helped to get into a different school would they live in Allentown and the answer was yes. He stated that he never believes that the schools were the problem. The

challenges are you can't have the poor people concentrated in one place. The perception is that they don't want to send their kids to the schools. When you talk to them, they are afraid that the house that they buy won't maintain its value. He stated that they need to make it safer to invest in the neighborhood. The investment Hub to the investment Hub is the NIZ. They are doing priority block and doing a major face lift on that block. They converted eight properties and received money from TD Bank. They are offering to match the money to improvement to the facade and curb appeal. He argued that a very important step is to get the two schools and take them down and/or get control of the sites. They should be in the public domain and plan for their redevelopment. He suggested mix-income blocks. One of 10 units will be made affordable for low to moderate income.

Mr. Julio Guridy stated that he thought that Mr. Jennings will discuss informational about what you are doing. Those buildings are owned by the school district. They can give it to developers.

Mr. Alan Jennings stated that to get the kind of developers you want, those properties have to be made available for free.

Ms. Ce-Ce Gerlach stated that when she was on the school board it wasn't that simple. She stated that may be a conversation between the Mayor and the Superintendent to see what that complexity was.

Mr. Julio Guridy suggested to get the School Solicitor and the city's Solicitor and see how they can see if it is something viable to do.

Mr. Alan Jennings stated that the properties are a significant strategic value. Doing what he is suggesting is consistent with the new Comprehensive Plan. He encouraged them to do it before something bad happens to those properties.

Mr. Julio Guridy thanked Mr. Jennings for coming and asked if there were any other comments.

Ms. Candida Affa commended Mr. Jennings. She stated that it is one of her dreams that they can convert and get neighborhoods back to homeownerships. She stated that she really wants to work on it.

Ms. Ce-Ce Gerlach thanked Mr. Jennings for coming and speaking on it in a public forum. She said it publicly if all they do as a school district it to plop a new pretty school up, that doesn't transform a neighborhood. Without stable communities, you won't have stable schools. She stated that there are other organizations that are concentrating in that same

neighborhood doing specifically affordable housing.

Mr. Alan Jennings stated that they had \$550,000 a year with the current NP that ends in June. His intent is to get \$700,000 and focus all resources on kids in the neighborhood with community centers and outreach work.

Mr. Ed Zucal asked Mr. Jennings how many properties that you want to renovate or changeover are very close or in the historic district. Would it put a lot of restrictions on those that are trying to start out. He asked if it is financially feasible.

Mr. Alan Jennings stated that Cleveland is, and not sure about McKinley. It seems to him if you are taken down a school you are not destroying the character of a home. The properties that they have done are all HARB properties.

Mr. Julio Guridy stated that McKinley is in the historic district.

Ms. Ce-Ce Gerlach stated that they might pass legislation making that happen.

Ms. Candida Affa stated that she understands what Mr. Zucal is saying. She stated that she has homes and it takes money sometimes when you just want to put something up. Is what you saying that it will stifle people that want to buy homes that they have to be in the historic area.

Mr. Alan Jennings stated that it what keeps the neighborhood appealing.

Ms. Candida Affa stated that she knows, but it is harder to get people to buy them.

Mr. Julio Guridy stated that this is preliminary. They are not saying they are going to tear down the building and turn it to homes or condos. It is just an idea.

Mr. Alan Jennings stated that as soon as the schools are emptied out they should do whatever they can.

Mr. Joshua Siegel stated that he wants to collaborate on a proactive strategic plan. It is better to approach it not wait until it is on the market or try to approach a developer. We need to strike that balance with homeownership and renting which is the way of the future. You can't deny that the rental market will continue to grow. He stated that he would like to see a healthy threshold more 50 percent of affordable housing. He asked what is the average unit cost to rehab one of these properties.

Mr. Alan Jennings stated that they are putting tens of thousands of dollars in some of them. We have a housing stock that is in disrepair. We need to invest as much as we can in the block around the NIZ.

Mr. Julio Guridy asked if they are home ownership or they rental units.

Mr. Alan Jennings stated there are owner-occupied, acquisition rehab resale rehabs, facade improvements for homeowners, and matching program for multi-unit investors and both agreed not to raise the rent and to continue to rent to low to moderate income people.

Mr. Julio Guridy stated that he is more in tune to doing home ownership type of programs.

Mr. Alan Jennings stated that the two landlords they have been working with is terrific. They are bullish on the neighborhood and happy of what they have done with us.

Mr. Julio Guridy asked if there were anything from the administration.

Mayor Ray O'Connell stated nothing. He stated that he heard it and went to 10th Street to see it.

Mr. Julio Guridy stated that he did too. They are nice projects and the support from TD Bank is excellent.

Mr. Alan Jennings stated that \$450,000 is not small change.

Mr. Joshua Siegel asked about the Community Banking Reinvestment Act. TD has a fairly decent presence, Wells Fargo has the largest presence in terms of banking liability in the Lehigh Valley. It is a quarter of the share. People are holding their liquidity with Wells Fargo. They are a predominately as a corporation interested in affordable housing.

Mr. Alan Jennings stated that all the banks take the law seriously, partly because there is someone carefully watching them. TD Bank is coming up in a good way. The ESSA is a good one.

Mr. Julio Guridy stated that Mr. Jennings actually got the banks here back in the early 90s to follow the Community Reinvestment Act (CRA). He suggested they continue to follow-up on it.

Mr. Julio Guridy explained what is going to happen. This is not a Public Hearing. It is an information gather meeting. We are not voting or make

recommendations as a Council. They are going to hear the Presentation. They will have a Community and Economic Development meeting which will be a Committee of the Whole meeting and Public Hearing that they have to have before they move forward. They will have a Committee of the Whole meeting and they will make a decision.

Mr. Matt Kloiber stated that is essentially the process. There are some steps that have to happen. Right now, the Planning Commission has this and has to weight in and offer their opinion. They have a period of time to do that. The Public Hearing is going to be taking place after the recommendation. That is required by the state law, the Municipal Planning Code. After that is when Council will be voting on this. This is not a committee meeting to vote on anything. It is just to gather information.

Mayor Ray O'Connell asked when did the Lehigh Valley Planning Commission get it. They have 30 days.

Mr. Matt Kloiber stated January 16 is when it was sent the Lehigh Valley Planning Commission.

Mr. Julio Guridy asked the developers to make a presentation.

Mr. Abraham Richard Atiyeh stated that he is the propwrttyowner of this site. What they are proposing is to build single family homes on seven acre parcel. It was an old Eastern Industry plant with a lot of industrial use and currently a storage facility. They went to the Planning Commission three to four months ago for a different type of zone and they did not like what they wanted it to be zoned.

Mr. Matthew Kloiber stated that what Council is voting on eventually is going to be the rezoning. It is not the development. It is a rezoning to allow whether or not the rezoning itself. Any sort of development or plan will come at a later stage. If Council would approve the rezoning it would happen at that point. If the rezoning is approved, then the developer whether it is the current one or someone else comes forward with whatever their plans are it will go through the planning process.

Mr. Abraham Atiyeh stated that he is going to introduce the Planner Drew and Attorney Corkery.

Attorney Ron Corkery stated that they handed handouts. There are two areas to be rezoned. He showed the intense nature and what they have is a closer version. This is the St. Elmo Street that connects.

Mr. Abraham Atiyeh stated that six months ago they came in for RM Zone

and they allowed them to do 300 units. The neighbors are made and the Planners said it is too much. They said it is too much density. Now, it is 10 units for acre. It will be 70 on his tract and the next tract is 12 acres and that will be 10 per acre. That is 120. Now they are doing single family homes. They will have singles that will increase the values of the townhomes that are next to them. They are designing a 1200 square foot home with two stories. It will be the lowest priced home in the Lehigh Valley. He stated that they are going to sell it for \$199,000 in Allentown. It is going to be homeownership. He stated that he is reading the papers and said why can't he bring the workforce housing to the City of Allentown. The Planning Commission approved this density not to extend 10 units per acre. He stated he has rental properties in the suburbs. He has 200 people that live in the cit. He will love to have his employees own a home in Allentown instead of rent. Homeownership creates good schools. He will have an HOA that manages the outdoors of the grass and street and maintained professionally. It is going to be a beautiful community. It is not going to have parking in the front. It is going to be grass in the front. It will be read parking. The city of Allentown is great, and will be greater. It is just missing homeownership. The neighboring tract is right next door are issues. It used to be a quarry. He stated that he was born and raised in Allentown.

Mr. Drew Sonntag - Urban Research and Development Corporation, stated that it was a slight omission between the application that was submitted. It was supposed to be to change the zoning from RMP with pocket neighborhood development option. There are both text and a map change that goes along with that. This type of zoning was recommended for Hannah Clark in 2019 who is the Senior City Planner. They went with her recommendation. This is the same zoning used out by Wegmans on Tilghman with the pocket neighborhood option. They are reducing the density when they moved to this area. It is also known as Cottage Community Development in communities on the west coast. The community is walkable, front porch, innovative planning technique. It will increase homeownership, affordable, and designed for working families. They don't have a lot of school age children affecting these types of housing developments. It replaces higher density proposals. The alleys are privately owned.

Mr. Julio Guridy asked about the 70 houses on one side and 120 on the other side. How many acres on the eastside.

Mr. Drew Sonntag stated 21 acres for both parcels.

Mr. Abraham Atiyeh stated that one is seven and the other is 14.

Attorney Corkery stated that you have the main road that just runs through and connect.

Mr. Julio Guridy stated that the one in the middle will be a public road.

Mr. Abraham Atiyeh stated that the HOA maintains the grass and streets and there is a minor fee that you pay every month so it is done professionally.

Mr. Drew Sonntag stated that the sketch shows with the common areas the parking in the read and at least two spaces per unit. The footprint of the home is 20 x 30. It is a 600 foot footprint, but it is going to be two stories with 1200 square feet.

Ms. Candida Affa asked about the parking in the rear and asked if it is a parking pad.

Mr. Drew Sonntag stated correct.

Attorney Corkery stated that none of these would have garages.

Mr. Julio Guridy stated that Mr. Atiyeh mentioned that they are trying to bring younger people so they won't be as harder on the school district. Some of these people want to have children. He asked if they thought about an over 55 community.

Mr. Abraham Atiyeh stated that they realize it is a good idea. People over 55 are going to Emmaus and Phoebe. They are going to the suburbs. They are not going inward. Urban environments are not attracting seniors. They are attracting workforce housing, and blue collar workers. People that have two income households that can afford this. The problem of Allentown, it has too many renters. You have such a workforce in Allentown, but they are renters and landlords are getting rich.

Ms. Ce-Ce Gerlach stated that in terms of affordability. About \$200,000 for a home. A 30 year mortgage that would be \$6,666 per year. If you continue to divide that it is about \$552.77 as a mortgage. She asked if her math off.

Mr. Abraham Atiyeh stated that a typical 30 year mortgage will be about \$1,500. Then you have your school taxes.

Ms. Ce-Ce Gerlach asked what metric you used to determine what workforce is. Housing should not cost more than 30 percent of your income. Someone who is making \$11.56 an hour working a 40 hour week.

They will make about \$1,850 a month in Allentown. They won't be able to afford it.

Mr. Abraham Atiyeh stated that in order to own a new house, they are looking at a couple that works and makes each \$30,000 a year. That's about \$15 an hour.

Ms. Ce-Ce Gerlach stated that she appreciated that effort to bringing in homeownership and affordable housing. She stated that she is not quite sure this is it. She stated that she makes about \$30,000 and when she went for a mortgage because of her student loans she did not qualify. Her debt to income ratio, she was only approved for \$89,000. If you are going after the young demographics. They are burdened by these student loans.

Mr. Abraham Atiyeh stated for them, it is only 70 units on their side and the other units. They still have construction cost about \$100 per square feet.

Mr. Julio Guridy asked about his side and the other side.

Mr. Abraham Atiyeh stated that it costs per square foot to building a unit. It cost \$120,000 to build the construction then the land development approval and \$20,000 to put the road in. Any developer is going to look at actual construction cost. In order to build brand new homes in Allentown, they have to make a \$20,000 gross profit. There is a risk involved. He is working on an agreement of sale to buy the other side. There are troubles with that site because of the quarry..

Mr. Daryl Hendricks stated that you may not even be able to build there.

Mr. Abraham Atiyeh stated you may end up with 80 or 90 because of the quarry, the soil issues and the grades. Worse case scenario will be 70 on his tract and 140 his side. They will try to get as many singles as possible because singles are in great demand. They may put some twins or town homes on his side. The Planning Commission approved it and the question was what is going to go there. You have a hidden 21 acres in Allentown. It looks like crap, and a dump. Gangs were in the tract dealing and doing drugs.

Attorney Corkery stated that you cant drive in the place, but you can drive along St. Elmo, stop and get out and walk.

Mr. Abraham Atiyeh stated he has a self-storage facility. It is actually a city dump right now. He stated that they will be happy to meet Council there.

Ms. Candida Affa stated from the beginning we were told that we were

going to listen to what your plans were. What we are talking about 70 houses. We are getting off the track.

Mr. Julio Guridy stated that the reason for that is that we are being asked to rezone the whole tract.

Mr. Matthew Kloiber stated that this is about zoning and the possibility. If you grant the zoning request this is one possibility of what it could look like. If it is sold to another person, they can come forward with a completely different plan. The plans here are not what you are approving. This is giving you an example of what it could be with the request zoning. All that is here right now that will be voted on in a month from now is that rezoning. It is helping to visualize what it could look like, but definitively what it would look like.

Mr. Abraham Atiyeh stated that he doesn't have any problems answering any questions.

Mayor Ray O'Connell asked them to get back on why they are here. They are changing the zoning. Forget about the development. Mr. Atiyeh can be here and own the land, but he can sell it tomorrow.

Ms. Ce-Ce Gerlach stated that she can't tell from the picture. Right now there is a home and a business. She stated that she is guessing where the business is it is zoned commercial.

Mr. Abraham Atiyeh stated no. It is residential. They are tearing it down.

Mr. Julio Guridy asked if there were comments from the public.

Mr. David McGuire, 1500 Hamilton Street, stated that he has known Mr. Atiyeh since he has moved on the property. He is not here to speak for or against the plans. He works hard and has done creative things across the county. He stated if you look at the plan you see north and south and St. Elmo Street. This is the same site. Mr. Atiyeh's property is this part and when he came in it was a junk pile and he made every effort to do x,y and z. This has not been profitable in a meaningful way for him. No one on Council should vote on it without going to look and see it.

Mr. David Melman, Environmental Advisory Council, stated that they would want to look into and make a recommendation. It was designated as a Park, but has been a nonconforming industrial use with environmental implications. He stated that he has to leave, but in regards to Barnes Lanes the EAC strongly encourages and defers to the wisdom of Mr. Kloiber and the Council if they have the authority to force the developer to

do an environmental impact study and stormwater study.

Mr. Julio Guridy stated that they will have a couple minutes after this issue to talk about the Barnes Lane.

Ms. Geraldine Troutman, Raub Area Community Watch - 407 S. 18th Street, stated that it is not about development or what is going to be developed there. It is zoned a park. Mr. Atiyeh purchased a park. She asked Council to consider long-term. It is surrounded by park and not all residential. It is a floodplain. The Raub Area Community Watch asked if Council to consider that it remain a Park. This is an owner influence request for rezoning. With park, one of them is a renewable resources and energy. Work with Lehigh County in reference to housing in reference to how to develop our area.

Mr. Bill Krauss, 1742 W. Union Street, stated for the first 15 years they have been going through this. He stated that he did not get a notification for tonight's meeting. Density is very high and traffic will be the same thing, with a flood zone where is the water going to go.

Mr. Rohrbach stated that he owns the parcel next door at 425 N. Main Street. Just to clarify and give a little more history. He purchased the property in 1988 and it was zoned industrial. He did not buy a property that was zoned park. The City of Allentown took it upon itself to change that zoning without his request and his objection. He stated that the City of Allentown did not offer to buy it. They have no interest in the property. He stated that he needs to find another resource. Mr. Atiyeh is taking charge because he was dissatisfied with the Planning process. Regarding the Environmental, The Morning Call reported that there are environmental hazard. He stated that he did a Phase I and EPA looked at that site and inspected it. He stated that for 30 years he has been filling that site with concrete, earth, stone and asphalt. If there are structural issues, that is a developers issue. Something needs to happen to these properties. It is not a park and never has been a park.

Mr. Julio Guridy asked if there were any questions from the dais. He asked Mr. Rohrbach what other plans do you have for the property.

Mr. Rohrbach stated that he can continue to use it as a waste site. He stated that he bought an industrial piece of property. He started talking to the Allentown Economic Development Corporation regarding possible industrial sites for it.

Mr. Julio Guridy stated that we probably be talking in the future.

Ms. Geraldine Troutman stated that yes, he is calm, he is presented. The houses look good. They are trying to work. Mr. Rohrbach has come and presented to try to work with the neighborhood.

Mr. Abraham Atiyeh stated that Steve Rohrbach mentioned the history of the site. He stated that on his side this used to be Eastern Industries Concrete Batch Plant. They had 20 to 30 concrete trucks coming and going every day. this will be more compatible with the surrounding neighborhood.

Attorney Corkery stated that you wanted to do an environmental study before you ever rezone. No one is going to do an environmental study. You are going to spend \$50,000 to decide if you are going to rezone this.

Mr. Abraham Atiyeh stated that when he borrowed money by to buy this site, his bank required a Phase I and Phase II and the site is cleaned.

Mr. Julio Guridy asked if there were any other comments from the public.

Mr. Jerome Sefcik talked about the church on Front Street in Allentown. He thanked everyone that took care of it. The person was arrested and in jail.

Mr. Julio Guridy stated that the next meeting will be a Public Hearing and a Committee of the Whole. We will advertise that and you will have time to speak.

Discussion: Barnes Lane Development

Mr. Julio Guridy stated that now they are going to talk about the Barnes property. He asked if the owner of the property is there and if so, they would like to speak to him.

Ms. Fandl, SW 26th Street, asked have any of them been to Barnes Lane. She stated that it is a quaint little area. She is a concerned resident. She stated that their continue opposition to Barnes Lane. She stated that they attended the Allentown Planning Commission and Council meetings. This development will be harmless to the environmental. It will encroach on critical wildlife habitat and increase traffic congestion. Part of the parcel is sloped and will likely increase stormwater run-off. We need better impervious ground cover and better stormwater management. The neighborhood is already stressed by the influx of traffic from I-78. She implored Council to follow the advice of experts and preserve one of Allentown's last remaining opening spaces. She asked if anybody on Council was appointed to talk to the Wildlands Conservancy.

Mr. Julio Guridy asked if anybody spoke to Wildlands Conservancy.

Mr. Joseph McMahon stated that he sits on the Conservation Committee. This property does not adjoin the Wildlands property so they don't have an interest in the property.

Ms. Fandl stated that they are still feeling that the property is being stressed by 44 homes and the impact of the rest of the neighborhood and the streets.

Mr. Joseph stated that the Community Development Planners have to address each specific thing that you point out there.

Ms. Jan Kime stated that she was one of the founders of the Wildland Conservancy. The Conservancy is interested in the property to see that it is preserved. They have an adjoining property nearby. They don't have the cash and can't buy it. She asked them to call the Wildlands Conservancy and talk to Abigail Pattishall.

Mr. Joseph McMahon stated that the email he has is from Abi. He stated that Jan is not wrong. As a Land Trust they are always interested in preserving land. This particular tract they don't have enough interest to invest because it does not adjoin all the others.

Ms. Sheri Yocum, 26 Street SW, stated that they have been there numerous times and nobody wants to listen. When they went to talk about the flooding that is going on up in the area, they got no tax and house run-off of our property. They talked about taking away the parking. How are you going to stick 40 homes up there with only five acres. They are going to be like cookie cutters. She stated that they want greenlands.

Mr. Julio Guridy stated that they can do what they want to do. As a Council, they give residents to talk about it. He stated that he wants greenlands too.

Ms. Ce-Ce Gerlach asked is the developer going to come up and speak.

Mr. Julio Guridy stated that he is here.

Mr. Matt Kloiber stated that noone has to talk. They can talk if they would like to.

Mr. Art Swallow stated that he is a local surveyor and owns a Surveyor and Engineering company. He is born and raised. They are preparing the Plans for Barnes Development LLC. He is here to listen. This is not the forum to present their case. That is being done at Planning. They received reviews and diligently working on complying on regulations. It is a Buy

Right Plan. It is a nice reusable land. They are here to listen. He stated that he is the Engineer that is speaking for the developer.

Mr. Julio Guridy asked if the owner of the property here.

Mr. Art Swallow stated yes.

Mr. Julio Guridy asked the developer if he wanted to come up and speak.

Mr. Art Swallow stated that he doesn't see a reason. They have Planning Commission meetings to go to. There are so many outside agencies: The DEP, the Conservation District, the Lehigh Valley Planning Commission that they have to visit and satisfy.

Mr. Julio Guridy stated that Council represents the public. The residents elect us to help them and to look out for them. He asked if the water and stormwater will be mitigated. He stated that he thinks that they said they are meeting all the requirements, but not telling them what they are doing for them to avoid all the nuisance. It will be of service to you to say something about it, if you can.

Mr. Art Swallow stated that in Engineering terms the amount of stormwater control and management is above and beyond what prior development had to do. He stated that they are managing the study. This project does not qualify for a traffic study. They are going to do a traffic study and has a consultant on board to do that. He stated that one fifth of the property is being reserved for stormwater management and open space. There will be an acoustic wall by 78. They have a PennDot Stormwater Basin immediately to their north.

Mr. Julio Guridy asked about ingress and egress.

Mr. Art Swallow stated that it could have a possible way, but City Council vacated an area.

Ms. Candida Affa asked if Mr. Swallow was an architect or engineer.

Mr. Art Swallow stated that he is a licenced surveyor. He stated that they are Civil Engineers and Surveyors.

Ms. Candida Affa asked if they found anyway that you can help them to correct the problem.

Mr. Art Swallow stated that they don't want to see anything in their neighborhood.

Ms. Ce-Ce Gerlach stated that this is not an attack on the developer or the public. This is not the way that development should be happening in Allentown. She stated that something is broken. She stated that Mr. Swallow that she believes that he wants his development to be successful. In order to be successful the neighborhood surrounding your development must support.

Mr. Matt Kloiber stated that the Planning Law in three steps: Before there was Zoning laws, when people had properties they could do whatever what they wanted to do with the property. There were some Zoning laws and Case laws that went to the Supreme Court that allowed Zoning laws created. There was some opposition at the time when the zoning laws came out. There are laws to prevent people stealing from your house. The folks that were opposing zoning said that you were stealing from me. The courts decided it was permissible. The Zoning Code did as a means for he legislature and first it was done at the state level then they gave the authority to local body to create zoning laws. Once the Legislature has developed a Zoning Code, their job is done. It is now with the Planning Commission to run with this and take all these concerns. Because it is in compliance of what the law states, they are doing what they are allowed to do.

Mr. Julio Guridy stated that they should be as civil as possible and see if they can come u[with some sort of support for each other. He stated as Ms. Gerlach said earlier, how can we mitigate some of the issues they are encountering. He stated that he hears that they will conform with the rules and regulations of the stormwater problems, but you still have other issues. He stated that they talked about the issues with density.

Mr. Art Swallow stated they came just to be observers. They are working with Planning staff and Engineering in order to make this development comply as best as they can with city ordinances. There is a traffic study that is being commissioned.

Mr. Julio Guridy stated that the issue is trying to work together as human beings.

Mr. Daryl Hendricks asked about earlier Mr. Swallow said that the Traffic Study was not required. He asked if they are doing the Traffic Study now. You are also putting in stormwater inets.

Mr. Art Swallow stated that the Chairman of the Planning Commission basically said that the board wasn't going to vote on our plan until we do a Traffic Study. The stormwater of their tract does not flow on to Appeal

Street. They are containing all their stormwater on their tract and it will be the headquarters of Trout Creek. He stated that the requirements of stormwater is stringent.

Mr. Terry Erney, 2606 Fernor Street, stated that he is not here to beat Mr. Swallow up. He spend 27 years facing City Council. He was in charge of all the buildings and major projects. He stated that Council does have some influence. He stated that he talked during the Planning meetings and they told him they would do a Comprehensive Traffic study. It is safety. People are jamming up 26th Street. The other day a school bus couldn't get through. It is not easy to please everybody, but there are some environmental problems.

Mr. Daryl Hendricks stated to Mr. Erney as they said they will have a Traffic Study. If anything, it should improve traffic.

Mr. Terry Erney stated that it is going to be the biggest headache. He asked them to put their voice in it.

Ms. Candida Affa stated that he heard Council tonight. You also heard the Solicitor.

Mr. Daryl Hendricks stated that is why this meeting is being held tonight.

Mr. Tim Yocum, 26th Street SW, stated that he gets four to six inches of water in his backyard. The street is flooded up to the curb. He tried to push the water a different way and put a swell in. His neighbors yard still gets flooded. You are never going to get a low boil trailer with a tractor on it up that street.

Mr. Julio Guridy stated that he has been there.

Mr. Randy Wagner, 2612 Appel Street, stated it is right across the street where it is going to happen. It is a lack of respect with no communication with the community and the neighborhood. He stated that it was zoned agriculture and it was rezoned. Where is all the storage is going to go? What are you going to do about the water? The pumping station, how are you going to pull the water? He and his wife moved to Allentown in 1981 on Law Street when they were still struggling, then 14th and Liberty Streets 15 years ago. They stayed in Allentown and love it there.

Mr. Ron Strohl stated that he has property on 26th Street and Appel Street. He stated that his issue is the runoff. He stated that he has been in the same house for 47 years in the same house. The engineer talked about putting storm sewers in and mitigation at Trout Creek. Are they going to

dump the water in Trout Creek or in the retention ponds?

Mr. Daryl Hendricks suggested he contact Planning. It will be spelled out.

Mr. Ron Strohl stated that when they built 78 he lost property because they had to re-engineer Appel. It was a 90 degree bend, but now it is a turn. The retention pond overflows and runs down the street.

Mr. Julio Guridy stated that the Public Works department looks into it. He is very adamant in making sure it is done the right way.

Mr. Daryl Hendricks stated that their satisfaction doesn't matter. They have to do it by law. They will be forced to do it. The city will set the standards. He asked Mr. Strohl to give Mr. Hanlon his information and someone will contact you.

Mr. Ed Zucal stated that he thought the Engineer said it will runoff into Trout Creek.

Mr. Art Swallow stated that yes.

Mr. Joshua Siegel stated that the key word is communication. There is a lot of misinformation. A lot of uncertainty and a lack of clear cut answers. Anytime we develop in the city we should recognize that it doesn't happen in a vacuum, on an island or in itself by itself overnight. He thinks of the law if the road is marked 35 miles per hour, you are doing 35 miles per hour. But, if you see kids playing on the street you slow down because that is the right thing to do. There is the law, but sometimes it is being conscious of the confines of the law. There is respect for people around you.

Mr. Julio Guridy recommended that they go to the Lehigh Valley Planning Commission meeting.

Mr. Glenn Keller, 2726 Fernor Street, stated that he was born and raised a couple blocks away. He began aware of it last year and he and Dr. McGuire got into the discussion. He was in the Inside Allentown Inaugural Program, but for Planning the Planning Department gave them an exercise and that was to plot out a housing development at the Fairgrounds and replacing AG Hall. He stated that he doesn't believe there are any townhouses on the Fairgrounds. In the Planning exercise you can have the intent of putting a development in that place, but can the community withstand it. If the environment or the neighborhood can't handle it, that is the key question. That whole Barnes Lane neighborhood doesn't have the infrastructure. Will there be natural gas or not? There are parts in the neighborhood where there are no gas lines. Would this development be

dependent on electric for all of it? Will people have a choice?

Mr. Paul Cesanek stated that he is the land owner. He stated that he is not into this to fight. When he bought this property the idea behind it was a problem property. He bought this property and was immediately approached by apartment builders that thought they could push zoning issues through the city. He stated that he wasn't going to have any of those things. He stated that they wanted to go with what was allowed. They heard a lot of the issues and the reality of this project has been out here for years. The house is an important that. The house was built in 1910 and is a beautiful house. He was encourage by people to tear down the house for extra lots that they can sell. He thought it would be nice for the community to save and cut down the lot usage. They made a reasonable developer that is going to do a lot of positives. The biggest issue that has been presented that is real is traffic. The other issues will be improved. This is going to create a circle. These are all off street parking with garages. They are going to make it a safer community. Traffic is an issue. They are going to do a Traffic Study to see what can be done to help with the process. They can make it better. He stated that he is extremely approachable and spoke to many of the neighbors.

Mr. Julio Guridy thanked him for coming and stated that he has been very courageous and amenable. He suggested to set up a list and make the best of it. He stated that he thinks it is going to go. He said you sound like a reasonable guy. Hopefully, you will mitigate some of the issues: running water, traffic, ingress and egress and explain it to the people that need to. Make their life better than what it is.

Mr. Cesanek stated that he actually thinks he is making it better. He stated that he knows that they are not going to agree with that.

Mr. Julio Guridy stated don't say that. Let's look at it in a positive way.

Ms. Ce-Ce Gerlach asked Mr. Cesanek if he conducted a Community Impact Report.

Mr. Cesanek stated no, not that he is aware of. There are a lot of studies and communications with departments. He stated that he leaves it up to the experts.

Mr. Julio Guridy stated you as the owner has influence. You want the best for the neighborhood and for the people that move there.

Ms. Aloma Zampell, 2648 Appel Street, No Name Given stated that if he wants to build homes, make it less homes. It will ease up on the water and

traffic.

Mr. Julio Guridy stated that she doesn't know that. She is speculating what will happen. The more homes they have to increase the capacity. It is all engineering.

(Name Inaudible) asked who is responsible for any negative impact.

Mr. Matt Kloiber stated that he is asking for legal advice and he can't give that to him. He stated that he can't answer that particular question.

Mr. Daryl Hendricks stated that he is no lawyer.

Ms. Janet Gehringer, 2524 Barnes Lane, asked why the properties that are her are allowed to be in the other zoning area. If this wasn't butted in then the houses on Appel Street and there will be a few less houses across the street.

Mr. Julio Guridy asked is that the actual engineering drawing. Do you know if they revised it?

Ms. Janet Gehringer stated that this is the only printout.

Mr. Julio Guridy stated that she may want to talk to them to see if it is the same and then you can ask them the question.

Ms. Irene Woodward stated that they did not meet the zoning requirements of that zone.

Mr. Leoanrd Lightner stated that they have to take a look at it. he stated that she is more than welcome to come in and look at the drawing and do the measurements.

Mr. Julio Guridy asked if there were any additional questions.

Adjourned: 8:42 PM