



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Minutes - Final

Planning Commission

Tuesday, April 9, 2019

12:15 PM

Council Chambers

MEETING VIDEOTAPED FOR PUBLIC RECORD ON THE CITY'S WEBSITE

Call to Order

Present 6 - Oldrich Foucek, Damien Brown, Jeff Glazier, Christian Brown, Richard Button, and Mark Buchvalt

City Staff present:

David Kimmerly, Chief Planner
Tom Williams, Deputy Director and Operations Manager of CED
Craig Messinger, Interim Director of Public Works
Mark Geosits, P.E. Senior Civil Engineer/Assistant City Engineer
Nelson Varughese, Traffic Controls Superintendent
Richard Rasch, Utility Engineer
Bill Harvey, Director, Building Standards and Safety
Bob Sandt, Housing Supervisor
James Bachert, Housing Inspector
Kelly McEllroy, Assistant Director, Redevelopment Authority
Fred Andrayko, Zoning Supervisor
Jesse Sadiua, Senior Planner
Tawanna Whitehead, Deputy City Clerk
Jeanne Marsteller, Recording Secretary

Approval of Minutes of March 12, 2019

The minutes of March 12, 2019 were deferred until the May meeting for approval.

Rezoning

Bill No. 22-2019 Amends the Zoning Code by rezoning 1811 Glenwood Street from B-4 (Shopping Center Business District to I-2 (Limited Industrial District). (This matter was previously reviewed and recommended favorably by the Planning Commission. Pursuant to the Pa. Municipalities Planning Code, the City Clerk has now referred the formal amendment to the Planning Commission for review.)

Atty. Joseph Fitzpatrick Jr. of Fitzpatrick, Lentz and Bubba and Chirag Thakkar, P.E. LEED PA of Arna Engineering, Inc. were present.

Atty. Fitzpatrick explained this proposal fronts on I-78 with access on

Glenwood Street that also serves the adjacent Home Depot and mostly bordered by Queen City Airport. The property has been on the market for years and feel there would be more interest on the property if it was zoned I-2. Atty. Foucek reiterated the Commission has previously approved this request.

Mr. Glazier made a motion to ratify the Commission's previous favorable recommendation as stipulated at the meeting of February 12, 2019. Mr. Buchvalt seconded the motion. Motion passed unanimously.

Amend 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) 19-2 (Z) requested by Allentown Commercial and Industrial Development Authority (ACIDA).

R. Scott Unger, Executive Director of Allentown Commercial and Industrial Development Authority (ACIDA) addressed the Commission.

Mr. Unger explained this was the site of the former city incinerator which ceased operation in the late 1950's or early 1960's and has been off the tax rolls for decades. Of the twenty acres, about ten acres are developable, and the balance is in flood plains, required utility easements or large diameter water and sewer lines going to the sewage treatment plant. The intent is to develop with some type of manufacturing use and any part that is undevelopable will be conveyed to the City Parks Department for key connections to the city's trail system.

Mr. Unger continued by stating according to the Lehigh Valley Economic Development Corporation there is currently a 5% vacancy rate on manufacturing space in Lehigh and Northampton Counties, which is an alarming low rate. There is a demand for manufacturing space with good employment opportunities for residents that don't drive. This parcel presents an opportunity to return some property to the tax roll, generate economic activity and provide higher paying jobs for local residents.

Mr. Unger recommends the site should be rezoned to I-3, because of the potential of freight rail service to this parcel, as there is a demand for freight rail service. This project would create an opportunity for a prospect looking for rail service.

Mr. Glazier asked where the egress would be. Mr. Unger answered it is still being determined. The rail service is easy as there is a bridge there that needs new ties and rails. The vehicular access depends on the user and the types of vehicles and trucks, one of the possibility is to make the intersection of S. 4th Street and MLK, by the Parkettes, a four-way intersection. There is already an entrance there, but a private bridge would

have to be built over the creek to get into the site. Atty. Foucek pointed out some frontage on Basin Street. Mr. Unger replied a deep cut was created to eliminate the grade crossing with Northern Southern railroad, as a result the vertical topographic is not conducive.

Mr. Unger summarized, there are enough issues with this site, and rezoning would remove one of the obstacles for a developer and present a more attractive site for a potential developer. Last October, this site was included in the Federal Opportunity Zone, which increased the interest for this site.

Mr. Buchvalt made a MOTION to recommend favorably to City Council. Second by Christian Brown. Motion passed unanimously.

Land Developments

--- Luv & Hugs Village, 309 E. Hamilton Street (310 Hanover Avenue), LMA-2019-00007, preliminary/final plan approval requested by Cereta Johnson, NGPNLP, LLC. (Tabled by applicant until May 14, 2019 meeting)

The application proposes to demolish buildings to make parking for a child care center and a laundromat.

Tabled by applicant until May 14, 2019 meeting.

--- Woodlawn Property - 1602 Airport Road, LMA-2018-00009, revised sketch plan review requested by Good Mac Airport Associates (Tabled by applicant until May 14, 2019 meeting)

The application proposes to develop the parcel with five pad sites consisting of 78,600 sq. ft. of self-storage facility (3-story), 13,000 sq. ft. of retail, 8,497 sq. ft. of restaurant, 4,867 sq. ft. fast food building, and a 3,558 sq. ft. bank with drive-thru, and six-building, 168 unit apartment complex plus clubhouse.

Tabled by applicant until May 14, 2019 meeting.

--- Medical Office Building - 1417 Hanover Avenue, LMA-2018-00010, preliminary/final plan approval requested by Pannenbier Development LLC.

The application proposes to construct a 12,000 sq. ft. medical/biopharmaceutical office.

Atty. Joe Clements represented the applicant.

Atty. Clements explained they received the comment letter and a mast majority is will comply. Atty. Clements continued by saying the end user will

be CSL Plasma Inc., a subsidiary of CSL Behring, a bio-pharmaceutical company located in King of Prussia. This site will be a plasma collection and processing center, employ 70-85 people with the largest shift being 43 people. There will be tractor trailer traffic with an entrance off N. Oswego Street. Atty. Foucek asked if there is a retail component. Atty. Clements said yes, it is where people will go to give blood for plasma extraction.

Atty. Clements explained what is planned in response to the staff comments about N. Oswego Street and the traffic, access, lighting and right in/right out off of Hanover Avenue and a handicap ramp on the northwest corner of Hanover Avenue and N. Oswego Street. Mr. Geosits addressed Atty. Clements' comments on the handicap ramp, turning, truck and vehicle traffic access to the site. Atty. Clements suggested an employee/patient entrance off E. Tilghman Street.

Mr. Button asked how many trucks a day will be accessing the site. Atty. Clements said no more than one truck a day.

Damien Brown is concerned about the egress off E. Tilghman due to the nearby elementary school the residential neighborhood as there are no sidewalks along E. Tilghman. Atty. Clements replied they are looking into all options and the turn off the site must be done the right way. Damien Brown asked about the daily vehicle count. Mr. Clements answered vehicles will be coming and going throughout the day. The employees will be there Monday through Friday, 6am to 8 pm and 7 am to 4 pm Saturday and Sunday. Most patients that donate will be using public transportation. Mr. Glazier liked the entrance on E. Tilghman but asked if it would be acceptable to have a left turn only sign to direct traffic to the intersection with the stop light. Atty. Clements stated that would be no problem.

Mr. Glazier asked if the trucks are 53 footers? Atty. Clements said yes. Mr. Glazier confirmed these are trucks that serve a route of these types of facilities. Atty. Clements believes so and added the closest facility owned by CSL is in Philadelphia. Mr. Glazier confirmed Oswego Street is then the way in and way out for this size of a vehicle.

Christian Brown asked if there could be a better sidewalk connection to access the building for patrons using public transportation. Atty. Foucek concurred and with the two proximities of the bus stops is there a pedestrian friendly way to enter the building without walking across the parking lot. Mr. Clements agreed and stated with the entrance facing Oswego the most direct and safest path would be to come up to the median (porkchop) island along Oswego and cross to enter the building.

Christian Brown summarized the turning template is tight and relies on

good precision on a daily basis would require heavy duty pavement. Atty. Clements said he will leave that up to the engineer; whatever they need to do they will do. Discussion continued on the entrance and exit locations. Damien Brown pointed out if there is no enforcement, drivers will do what they want to do and not obey signage (no left turn, no trucks).

Atty. Clements agreed to tabling and said they will work with city staff to address the comments and resubmit. The resubmission will also show the E. Tilghman Street left hand turn only for cars as well as the internal connection for pedestrians.

Mr. Glazier made a MOTION to table until the next meeting. Mr. Button seconded. Motion passed unanimously.

New Business

Resolutions #2019-1 thru #2019-36 Request to determine whether the following vacant properties are blighted pursuant to the provisions of the Urban Redevelopment Blighted Property Acquisition Act.

26 N 13th Street	326 N 9th Street	813 N Silk Street
51 Madison Street	335 N Fulton Street	942 S Race
Street		
101 S 8th Street	408 1/2 N Penn Street	949-951 S Front
Street		
116 N 8th Street	409 N 5th Street	954 Green Street
129 Chestnut Street	510 Park Street	1028 Chew Street
132 N 12th Street	512 N 4th Street	1122 Lehigh Street
136 S 8th Street	532 W Allen Street	1216 Chew Street
137 S Jefferson Street	625 Gordon Street	1250 W Gordon
Street		
147 N Ellsworth Street	631 Allen Street	1621 S Race
Street		
147 W Turner Street	714 N 8th Street	1643 W Turner Street
218 Chestnut Street	733 North Street	1765 Chapel Avenue
325 N 9th Street	734 N 5th Street	3017 Arcadia
Avenue		

Kelly McElroy, Assistant Director of Redevelopment Authority of the City of Allentown, Bill Harvey, Director of Building Standards and Safety, Bob Sandt, Housing Supervisor and James Bachert, Housing Inspector were present.

Ms. McElroy gave a brief review of the process and read the twelve (12) criteria's of determining a property is blighted pursuant to the PA Urban Redevelopment Law.

Atty. Foucek verified the first list of properties is step 1 of the process. Ms. McElroy stated yes. Atty. Foucek confirmed these properties were a result of staff inspection prior to this meeting. Ms. McElroy answered correct and yesterday the Blighted Property Review Committee met and there were public attendees and they understood the procedure.

Atty. Foucek asked if anyone in the audience is interested in any of these properties. Atty. Malkames stated he is here for 733 North Street, and stated his client is in contact with the City and all violations have been corrected when noted.

Christian Brown stated the committee concluded for the purpose of following the process it would remain deemed blighted, but with the action they are taking it will not remain on the list for long, but for today it remains on the list.

Discussion continued on the clarification of criteria, the process and how to get removed from the list. Ms. McElroy presented the following properties for determination of blight by identifying which of those conditions exist for each of the properties by their number.

2019-1 26 N. 13th Street - 1,2,12
2019-2 51 Madison Street - 1,12
2019-3 101 S. 8th Street - 1,2,4,5,12
2019-4 116 N 8th Street - 1,2,8,12
2019-5 129 Chestnut Street - 1,2,3,5,6,12
2019-6 132 N 12th Street - 1,2,5,6,9,12
2019-7 136 S 8th Street - 1,2,5,6,9,12
2019-8 137 S Jefferson Street - 1,2,9,12
2019-9 147 N. Ellsworth Street - 1,2,3,5,9,12
2019-10 147 W. Turner Street - 1,2,5,9,12
2019-11 218 Chestnut St. - 1,2,3,5,6,9,12
2019-12 325 N 9th Street - 1,2,3,4,6,9,12
2019-13 326 N 9th Street - 1,2,3,5,6,9,12
2019-14 335 N Fulton Street - 1,3,6,12
2019-15 408 1/2 N Penn Street - 1,2,6,12
2019-16 409 N 5th Street - 1,2,3,6,9,12
2019-17 510 Park Street - 1,2,3,4,5,6,9,12
2019-18 512 N 4th Street - 1,2,12
2019-19 532 W Allen Street - 1,2,3,6,12
2019-20 625 Gordon Street - 1,2,3,6,12
2019-21 631 Allen Street - 1,2,6,12
2019-22 714 N. 8th Street - 2,3,4,9,12
2019-23 733 North Street - 1,9,12

2019-24 734 N 5th Street - 1,3,6,9,12
 2019-25 813 N Silk Street - 1,2,6,8,9,12
 2019-26 942 Race Street - 3,9,12
 2019-27 949-951 S Front St - 1,2,4,5,6,9,12
 2019-28 954 Green Street - 1,3,4,5,6,9,12
 2019-29 1028 Chew Street - 1,2,3,5,6,9,12
 2019-30 1122 Lehigh St. -1,2,3,4,5,6,9,12
 2019-31 1216 Chew Street - 1,2,5,6,9,12
 2019-32 1250 W. Gordon St. - 1,2,5,6,9,12
 2019-33 1621 S. Race Street - 1,2,3,6,12
 2019-34 1643 W Turner St. - 1,2,5,6,9,12
 2019-35 1765 Chapel Ave - 1,2,5,6,9,12
 2019-36 3017 Arcadia Avenue - 1,2,6,12

Christian Brown made a MOTION to approve Resolutions 2019-1 through 2019-36 designating these properties as blighted pursuant to the provisions of the Urban Redevelopment Blighted Property Acquisition Act. Second by Mr. Glazier. Motion passed.

Resolutions #2019-37 thru #2019-69 Certifying to the Redevelopment Authority of the City of Allentown that provisions of the Urban Redevelopment Law (Section 1712.1) entitled Blighted Property Removal have been followed for the properties listed below:

233 Ridge Avenue Street	820 N 5th Street	1031 S 7th
219.5 N 2nd Street Street	820 1/2 N 5th Street	231 N Law
540 Hamilton Street Gordon Street	523 N Jordon Street	1218 W
821-823 Jackson Street Court	443 Harrison Street	1018 Zieglers
802 Walnut Street Susquehanna Street	240 E Maple Street	120 W
323 9th Street Street	214-218 E Cumberland St	409 N Penn
202 N 7th Street 2nd Street	776 Benton Street	508-1/2 N
334 N Church Street Street	822 N 5th Street	816 N 5th
642 N 2nd Street 420 W Allen Street	811-813 N New Street (aka 917 Carrot)	
634 N Lumber Street Street	431 Washington Street	726 Penn
235 N Law Street Walnut Street	1503 Chew Street	1104

Ms. McElroy explained the following properties have been determined to be blighted by the Commission and now they are back to formally certify the properties as the next step in the blighted property procedure. Atty. Foucek confirmed the property owners have been served proper notice of determination of blight and the order to remove those conditions but property owners have failed to do so and the time for the appeal of those notices has expired. Discussion continued on the process, why properties are not removed from the list and the amount of time the whole procedure takes.

2019-37 233 Ridge Ave - 1,3,4,5,9,11,12
2019-38 219.5 N 2nd Street - 1,3,4,12
2019-39 540 Hamilton Street - 1,4,12
2019-40 821-823 Jackson Street - 1,2,3,12
2019-41 802 Walnut Street - 1,3,4,12
2019-42 323 9th Street - 1,2,4,12
2019-43 202 N 7th Street - 1,3,4,12
2019-44 334 N Church Street - 1,2,3,4,12
2019-45 642 N 2nd Street - 1,3,9,12
2019-46 634 N Lumber Street - 1,2,3,4,12
2019-47 235 N Law Street - 1,2,3,4,12
2019-48 820 N 5th Street - 1,2,12 (sinkhole)
2019-49 820 1/2 N 5th Street - 1,2,12 (sinkhole)
2019-50 523 N. Jordan Street - 1,2,3,4,5,12
2019-51 443 Harrison Street - 1,2,5,12
2019-52 240 E Maple Street - 1,2,3,4,12
2019-53 214-218 E Cumberland St - 1,2,12
2019-54 776 Benton Street - 1,2,12
2019-55 822 N 5th Street - 1,2,3,12 (sinkhole)
2019-56 811-813 New St (aka 917 Carrot) - 1,2,12
2019-57 431 Washington Street - 1,2,3,4,12
2019-58 1503 Chew Street - 1,2,3,4,12
2019-59 1031 S 7th Street - 1,2,3,9,12
2019-60 231 N Law Street - 1,2,3,4,12
2019-61 1218 W Gordon St - 1,2,3,4,9,12
2019-62 1018 Zieglers Court - 1,2,7,9,12
2019-63 120 W Susquehanna St - 1,2,3,4,12
2019-64 409 Penn Street - 1,2,3,5,9,12
2019-65 508-1/2 N 2nd Street - 1,3,9,12
2019-66 420 W. Allen Street - 1,2,3,5,9,12
2019-67 726 Penn Street - 1,2,3,12
2019-68 1104 Walnut Street - 1,2,3,9,12

Christian Brown made a MOTION to certify Resolutions 2019-37 through 2019-68 to the Redevelopment Authority of the City of Allentown that

provisions of the Urban Redevelopment Law entitled Blighted Property Removal have been followed for the properties. Second by Mr. Button. Motion passed.

Old Business**Staff Report****Adjourn**

There being no further business, the meeting adjourned at 1:42 p.m.