

**CITY PLANNING COMMISSION  
MINUTES OF MEETING  
July 8, 2021 – 5:00 P.M.  
TOWN HALL AND VIRTUAL MEETING**

Participants: Commission Members – Mr. Malozi, Mr. Barker, Mr. Burgos, Mr. Melosky, and Ms. Cohen. City staff included Darlene Heller and Tracy Samuelson of the Planning and Zoning Bureau, Basel Yandem and Matt Petkovich of the Engineering Bureau, and Attorney Edmund Healy as Solicitor to the Commission. Attending in person were Atty. Bill Malkames, Casey Bond of Base Eng., Mr. Hareesh Joshi, Mr. Vikas Joshi, Joseph Rentko, Eng., Duane Wagner and Sara Satullo, Press. Attending virtually was Lani Goins, Press.

Mr. Melosky explained the new rules of a hybrid meeting as both live and virtual.

**1. APPROVAL OF MINUTES – May 13, 2021.**

Mr. Melosky made a motion to approve the minutes of the May 13, 2021 Planning Commission meeting. The motion was seconded by Mr. Malozi and passed with a 5–0 vote.

**2. ZONING ORDINANCE AMENDMENT - Martin Tower Property – 1170 8<sup>th</sup> Avenue. To create text revisions to the OMU District to permit additional parking space at front between a principal commercial building and an arterial street.**

Mr. Melosky asked Ms. Heller to explain the ordinance. Ms. Heller explained that originally the applicant suggested that one of the provision about parking in front of building be removed from the OMU District. The Planning Bureau comment was that there should be a cap on the number of spaces or aisle that can be in front of a building. The recommendation from City Council creates a cap. The recommendation states that “In the OMU District, parking spaces placed between a principal commercial building and the curb line of an arterial street along the front of the lot shall be limited to two (2) driving aisles and four (4) rows of parking spaces.” As this puts a cap on the amount of parking, the Planning Bureau is recommending approval to the Planning Commission.

Mr. Melosky asked Mr. Wagner if there were any other restrictions. Mr. Wagner stated there was nothing else to add.

There were no comments from the public.

Mr. Malozi made a motion to recommend that City Council approve the City Council initiated amendment of Bill 16-2021, a privately-proposed Zoning Text Amendment Ordinance affecting the former Martin Tower site at 1170 8<sup>th</sup> Avenue. The motion was seconded by Mr. Barker and passed with a 5-0 vote.

**3. LAND DEVELOPMENTS AND SITE PLANS**

**A. 2011 CITY LINE ROAD – 4 STORY HOTEL - Ward 13, Zoned CS, plan dated February 11, 2021 and last revised April 14, 2021.** The applicant proposes the construction of a four (4) story hotel with 117 guest rooms on a 2.9984 acre lot.

Ms. Cohen recused herself from the meeting during this land development and she also submitted a written memorandum to the Planning Bureau announcing her abstention.

Atty. Malkames represented the applicant and stated that the applicants did not have any issues with the Planning Bureau’s letter dated May 10, 2021. Mr. Bond, engineer for the project, presented the plans.

Ms. Samuelson commented that the site has a potential connection to the rear to 2355 Schoenersville Road and if that connection happens the City would need to be notified of it. The applicant concurred.

There were no comments from the public.

Mr. Malozi made a motion to approve the Plan for 2011 City Line Road, a 4-story hotel, contingent with meeting all the items outlined on the City's May 10, 2021 letter. The motion was seconded by Mr. Barker and passed with a 4-0-1 vote. Ms. Cohen abstained.

- B. 130 GOEPP STREET – Isabella Court Apartments - Ward 13, Zoned CS, plan dated February 11, 2021 and last revised April 14, 2021.** The applicant proposes the demolition of two structures and the construction of an 18 unit 3 story apartment building on a 0.6662 acre lot.

Mr. Joseph Rentko presented the site plan. Mr. Melosky stated that the Members are only providing feedback on this Site Plan.

Ms. Samuelson stated that the Engineering comments on the July 2<sup>nd</sup> letter are more for the benefit of the applicant when they provide the Preliminary Final plan. She also noted that two (2) driveways are not permitted within 100 feet of each other so there will need to be some changes to the plan. Orchard Way is an alley. The City's preference is to have Orchard converted into one-way – right turn only. All traffic would go south. Right now it's a two-way alley.

Ms. Samuelson asked Mr. Petkovich to speak on the future construction that will happen on Monocacy St. Mr. Petkovich stated he did speak to Mr. Rentko regarding the construction. Mr. Rentko was appreciative and stated they will work with the City during construction.

Mr. Melosky noticed that from a parking stand point they meet all parking requirements.

Ms. Cohen had a question about the driveway and thought it could be designed more safely for pedestrians. She would also like to see the elevations of all sides of the building. Mr. Rentko stated they will bring solid elevations when they come back.

Mr. Malozi stated it is very favorable that this will now be a residential use in the Residential district. The current use are two nonconforming auto repair garages.

There were no comments from the public.

Mr. Melosky made a motion to support the comments in the July 2<sup>nd</sup> letter from the City and any other comments that were discussed here today. The motion was seconded by Mr. Barker and passed with a 5-0 vote.

#### **4. DISCUSSIONS:**

The Summary of Upcoming PC Agenda Items were reviewed and discussed.

The meeting adjourned at 5:54 p.m.

ATTEST:

  
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Darlene Heller, Commission Secretary