

**CITY PLANNING COMMISSION
MINUTES OF MEETING
June 30, 2022 – 5:00 P.M.
TOWN HALL MEETING**

Participants: Commission Members – Mr. Melosky, Mr. Malozi, Mr. Barker, Mr. Burgos and Ms. Cohen. City staff included Darlene Heller of the Planning and Zoning Bureau, Basel Yandem and Tiffany Wells of the Engineering Bureau, and Attorney Matthew Deschler as Solicitor to the Commission. Attending in person were Mr. Kevin Horvath, Eng., Mr. Terry DeGroot, Eng., Ms. Susan Mauser and Mr. Mike Metzger.

1. APPROVAL OF MINUTES – May 12, 2022.

Ms. Malozi made a motion to approve the minutes of the May 12, 2022 Planning Commission meeting. The motion was seconded by Mr. Barker and passed with a 5-0 vote.

2. LAND DEVELOPMENT AND SUBDIVISION REVIEW

- A. (22-005 LD) – 22030020– 2039 CLERMONT ST. – LAND DEVELOPMENT PLAN – Zoned RT, plan dated April 4, 2022 and revised May 3, 2022.** The applicant proposes to construct a 4 unit, 2 ½ story multi-family building with off-street parking accommodations.

Mr. Horvath explained the project. Mr. Melosky asked Mr. Horvath what is located currently on the lot. Mr. Horvath stated that it is currently an empty lot. Mr. Melosky asked Ms. Heller if she had anything else to add regarding the City's letter dated June 13, 2022. Ms. Heller stated that normally four units wouldn't come to the Planning Commission but there are some public infrastructure improvements that are required and they automatically make it a Major Land Development. Mr. Melosky asked Mr. Horvath regarding the Public Works comments under Lighting, did he have any problems meeting the lighting requirements. Mr. Horvath stated he had no problems.

Mr. Melosky asked if any Planning Commission members had any questions for Mr. Horvath. Mr. Malozi asked Mr. Horvath if he can talk about the required infrastructure improvements. Mr. Horvath explained that Clermont Street is narrow so there would be some widening, some signage along the southerly limits of the roadway widening to indicate that there is a transmission tower in the roadway, some street trees and minor drainage work.

There were no comments from the public.

Ms. Cohen made a motion to approve the land development plan contingent upon the conditions outlined in the City's June 13, 2022 letter for the property at 2039 Clermont Street. The motion was seconded by Mr. Melosky and passed with a 5-0 vote.

- B. (22-006 LD) – 22040005– 2040 AVENUE C (Lehigh Valley Academy) – LAND DEVELOPMENT AND LOT CONSOLIDATION PLAN AND SIDEWALK DEFERRAL REQUEST – WARD 13, Zoned PI, plan dated April 1, 2022 and revised May 23, 2022.** The applicant proposes to construct a gym, a new outdoor play area and modifications to parking areas for the LV Academy Charter School, located on 1.829 acres.

Mr. Terry DeGroot, Eng. reviewed the plans. Mr. Melosky asked Mr. DeGroot how much sidewalk he agrees to install. Mr. DeGroot stated approximately 350ft. Mr. Melosky then asked what would be the remaining part that he is looking to defer. Mr. DeGroot stated it would be approximately 800ft. Mr. DeGroot continued by saying that he had discussed this with the City and they did not recommend the deferral. Mr. DeGroot stated he would like to get a deferral with a date certain to construct the sidewalks.

Mr. Melosky stated that in the past, the Planning Commission has granted sidewalk deferrals for a limited period of time. They did it for Lehigh Valley Hospital, Westgate Mall, etc. Mr. DeGroot mentioned that he had conversation with the City's Forester and they agreed to add street trees to Avenue C but that they both agreed that it installation of street trees should also be deferred to when the sidewalk go in.

Mr. Melosky asked Mr. DeGroot to give more details on the Gym building. Mr. DeGroot introduced the architect, Mr. Metzger to explain the building structure. Mr. Metzger explained the building is approximately 54ft. tall and the intent of the building is to satisfy the school's gym and athletic programs and potentially a performance space. Mr. Melosky asked Ms. Mauser what athletic programs they currently have at the academy. Ms. Mauser stated the school runs PE (physical education) classes, which use the parking lots and interior space for their K-12 program and afterschool they have PIAA cross country team. They also have Club sport for basketball and soccer with rented space through Hanover Township. Mr. Melosky asked where they see themselves expanding to with the addition of this facility with the PIAA. Ms. Mauser stated that the students would like to see a basketball program and possibly volleyball.

Mr. Melosky asked Ms. Heller if she had any additional comments. Ms. Heller stated she did not.

Mr. Melosky asked the Planning Commission if they had any additional comments. Mr. Barker asked Mr. DeGroot if he has a time frame when the sidewalks would go in. Mr. DeGroot stated it would occur in 2024, after the school year ends. Mr. Yandem, the City's Chief Engineer of Public Works stated that he was not informed that this project was looking for a deferral date of 2024. Atty. Deschler stated that Public Works can recommend denial of the deferral but the Planning Commission is the one who makes the decision whether to defer the sidewalk or not. Mr. Yandem asked how the deferral would be executed if the Planning Commission does give the deferral. Ms. Heller stated that it can be added to the Developer's Agreement.

Mr. Malozi stated that there is no reason why the sidewalks can't go in before or during construction. He understands where there would be a problem while school is open. His suggestion is to complete sidewalks before or during construction. Ms. Cohen stated she does not feel sidewalks should be deferred unless deemed necessary. She stated that one place that sidewalks should not be deferred is at a school.

There were no comments from the public.

1. Mr. Malozi made a motion to approve the Land Development and Lot Consolidation for the 2040 Avenue C (Lehigh Valley Academy) plan contingent upon meeting all of the conditions of the City's July 22, 2022 letter with the exception of the comments addressing sidewalk because the sidewalk waiver request will be voted on separately. The motion was seconded by Mr. Barker and passed with a 5-0 vote.
2. Mr. Malozi made a motion to deny the request to defer the sidewalk for the Land Development project at 2040 Avenue C (Lehigh Valley Academy). The motion was seconded by Ms. Cohen and carried a 3-2 vote with Mr. Melosky and Mr. Barker voting no.

4. DISCUSSIONS:

The meeting adjourned at 6:00 p.m.

ATTEST:



Darlene Heller, Commission Secretary