

**CITY PLANNING COMMISSION
MINUTES OF MEETING
January 13, 2022 – 5:00 P.M.
TOWN HALL MEETING**

Participants: Commission Members – Mr. Melosky, Mr. Malozi, Mr. Barker, Ms. Cohen and Mr. Burgos. City staff included Darlene Heller and Tracy Samuelson of the Planning and Zoning Bureau, Basel Yandem, Amy Rohrbach and Tiffany Wells of the Engineering Bureau, and Attorney Matthew Deschler as Solicitor to the Commission. Attending in person were Mr. John Callahan, Mr. Matthew Longenberger, Bohler Eng. and Mr. Paul Swartz, USA Architects.

1. ELECTION OF OFFICERS

Mr. Matthew Deschler, Solicitor for the Commission, presided over the meeting during the nomination and election of the Chairperson. Mr. Malozi made a motion to nominate Robert Melosky as the Chairperson of the Commission. The motion was seconded by Mr. Barker and passed with a 5 – 0 vote. No other nominations were offered, therefore Mr. Melosky will be the Chairperson for 2022. Mr. Melosky made a motion to nominate Matt Malozi as the Vice Chairperson. The motion was seconded by Mr. Barker and passed with a 5 – 0 vote. No other nominations were offered, therefore Mr. Malozi will be the Vice Chairperson for 2022. Mr. Melosky nominated Ms. Heller to be the Secretary to the Commission. The motion was seconded by Ms. Cohen and passed with a 5 – 0 vote. Since there were no other nominations, Ms. Heller is the Secretary for 2022.

2. APPROVAL OF MINUTES – December 9, 2021.

Mr. Malozi made a motion to approve the minutes of the December 9, 2021 Planning Commission meeting. The motion was seconded by Mr. Barker and passed with a 5-0 vote.

3. VACANT PROPERTY REVIEW

Mr. Simonson presented 534 Atlantic Street and provided photographs to the Planning Commission members.

Mr. Melosky asked if the applicant had been notified and if she lived at this property. Mr. Simonson stated she was notified and he did know that at one time she did live there.

Mr. Deschler asked if anyone was occupying the resident while attempting to notify the property. Mr. Simonson stated while visiting the property, he attempted to knock on the doors both front and back and no one answered. He stated the utility had been shut off as you can see by the photo that shows the notice on the door from PPL. Mr. Deschler asked if Mr. Simonson spoke to the neighbors to find out if anyone was living at the property. Mr. Simonson stated they had received a call from the owners of 536 Atlantic St. stating that water was coming into their home and they thought it was coming from 534 Atlantic St. They also stated that no one had been living at that property for years.

Mr. Malozi asked if all utilities were shut off, i.e. water, gas and electricity. Mr. Simonson responded that the gas was pinned, the electric was shut off but cannot confirm if the water was shut off.

There were no comments from the public.

Mr. Malozi made a motion to approve the proposed resolution determining 534 Atlantic Street as blighted and approving the planning recommendation for future use of the property as per the PA Urban Redevelopment law and various City ordinances including Article 149 of the City Codified Ordinances and to forward the recommendations to the Blighted Property Review Committee and the City Redevelopment Authority. The motion was seconded by Ms. Cohen and passed with a 5 – 0 vote.

4. LAND DEVELOPMENT PLAN

- A. 3rd & Taylor – 307-311 E. 3rd Street – Land Development Plan – Ward 3, Zoned CB, plan dated September 17, 2021 and revised December 17, 2021.** The applicant proposes to demolish an existing parking lot and construct a 5 story mixed use building with first floor retail and 4 upper floors containing 44 dwelling units.

Mr. John Callahan presented the plan and introduced the engineer, Mr. Longenberger, to present the site plan. Mr. Longenberger explained it is a 5-story mixed-use building with a total of 57,930 sq. ft., the first floor being 11,590 sq. ft. which is retail and second to fifth floors were the 44 units. Mr. Longenberger mentioned there's a utility pole that needs to be relocated which the applicant has coordinated with PPL Utilities. They are also doing sidewalk and curb improvements. They are contracting spaces with the Polk Street Parking Garage. They are in agreement with the City's letter dated January 7, 2022 and will also comply with the Benchmark letter dated January 7, 2022.

Mr. Melosky asked Mr. Callahan if he had any additional comments regarding the EAC letter dated November 1, 2021. Mr. Callahan stated, regarding the energy efficiency, the building is designed to exceed the requirements of the International Energy Conservation Code. He stated that the project is all wood construction which relies on renewable materials and the majority of the materials would be sourced locally and regionally. Also, the insulation of the windows will meet or exceed all current energy requirements. He went on to say the mechanical systems for this project will be efficient, i.e. water efficient plumbing and LED lighting in the common corridor and stairwells. Mr. Callahan also mentioned that there would be indoor bike racks (16) and four exterior bike racks. This building is along the LANTA bus route promoting the use of public transportation by all the tenants and it is also in a very walkable area close to the Fahy Bridge to North and South sides.

Mr. Melosky asked Ms. Samuelson if she had any comments. Ms. Samuelson mentioned the comments from traffic regarding how many parking spaces will be acquired from the Polk Street Parking Garage. Mr. Callahan stated they have a lease in place with the Polk Street Parking Garage for 45 spaces and if tenants want more than one space, they can contract independently with the parking garage.

Mr. Melosky asked if the architect had any other comments. Mr. Swartz explained the elevations. He stated they will have Romeo and Juliet style balconies and different color bricks. They will also have fiber glass doors and both aluminum and cast iron railings.

Mr. Melosky commended the architect on the attractiveness of the building. Mr. Malozi asked if it was three lots being consolidated and if Planning Commission would be voting on the lot consolidation. Mr. Melosky replied that the Planning Commission would be voting on the three lot consolidations. Mr. Malozi asked about the sidewalk easement. Mr. Longenberger responded that they would need to do a legal description that will be recorded with the Land Development Agreement which will give public access to that sidewalk. Ms. Rohrbach explained that the "Right of Way" on Columbia St. is not wide enough to put in a 5' wide city standard sidewalk. As such, the sidewalk would be on private property but, in order to be a public sidewalk, there needs to be an easement.

There were no comments from the public.

Mr. Malozi made a motion that the Planning Commission approve the lot consolidation and land development plan for 307-311 E. 3rd Street contingent upon the developer meeting all of the conditions outlined in the City's January 7, 2021 review letter. The motion was seconded by Mr. Barker and passed with a 4-0-1 vote. Ms. Cohen abstained.

5. ANNUAL REPORT

Ms. Heller discussed the items on the annual report.

Mr. Melosky made a motion to support the 2021 Annual Report to be passed along to City Council with Planning Commission approval. The motion was seconded by Mr. Malozi and passed with a 5-0 vote.

6. DISCUSSIONS:

Ms. Heller asked the Planning Commission for a date to do a SALDO workshop. The Planning Commission agreed on February 17th as the workshop date.

The meeting adjourned at 6:10 p.m.

ATTEST:

Darlene Heller, Commission Secretary