

BETHLEHEM CITY PLANNING COMMISSION AGENDA
AUGUST 17, 2023 – 5:00 PM
TOWN HALL – CITY CENTER
10 E. CHURCH STREET
BETHLEHEM, PA

The Meeting will be livestreamed for viewing purposes only on:
<https://www.youtube.com/channel/UC4HYHr4C6mVbfhRXhWYXaJw>

Questions and comments may be submitted in advance of the hearing to planninginfo@bethlehem-pa.gov. Messages MUST include a name and phone number and must be provided at least 24 hours in advance of the meeting

Additional instructions for public remote viewing can be found on the City Website at
<https://www.bethlehem-pa.gov/calendar-planning-zoning>

1. APPROVAL OF MINUTES – July 13th, 2023

2. SPECIAL STUDY

- a. Act 537 Special Study, City of Bethlehem Wastewater Treatment Plant

3. SKETCH PLAN REVIEW

- a. **(23-002 Sketch Plan Review) – 23070011 – 1223 WEST BROAD STREET – SKETCH PLAN REVIEW – Zoned CL, plan dated May 5, 2023.** The applicant proposes to remove the former drive-thru, and construct a two-story elevated addition containing six (6) multi-family dwellings (4 two-bedroom and 2 two-bedroom units) and add a rooftop 40-seat Seasonal Dining area above the one-story existing structure and a roof top tenant amenity space above the proposed addition. The parcel contains 30 existing parking spaces. The parcel measures 165' along West Broad Street and 150' along 12th Avenue, and totals 0.568 acres, or 24,750 Square Feet.

4. LAND DEVELOPMENT PLAN REVIEW

- a. **(23-004 LD) – 23030007 – 2571-2651 Easton Avenue – Land Development Plan – WARD 14, Zoned CS, plans dated February 28, 2023, and last revised June 9, 2023.** The Applicant proposes to construct a 2,500 SF pad site within the subject property, which contains a Shopping Center, on a 7.351-acre lot. The pad site will accommodate a Fast-Food Restaurant with Drive-Through Service and site improvements including parking, access roadways, lighting, landscaping, utilities and stormwater conveyance facilities.
- b. **(23-006 LD&S) – 23040002 – 1620 East Fourth Street. (Taco Bell) - Land Development and Subdivision Plans – Ward 17, Zoned IR, plans dated March 10, 2023, and last revised July 12, 2023.** The Applicant, LVIP VII, proposes to Subdivide Lot 23 (144,833 SF / 3.32 Acre) into two lots: Lot 23A (82,195 SF / 1.88 Acres) and Lot 23B (62,637 / 1.44 Acres). The Applicant Summerwood Corp. proposes Land Development for Lot 23B, to construct a 2,722 SF Fast-Food Restaurant with Drive-Through Service and site improvements including off-street parking for 32 cars, access roadways, lighting, landscaping, utilities and stormwater conveyance facilities.
- c. **(23-007 LD) – 23060002 – 3769 COMMERCE CENTER BLVD.– Land Development Plan – Ward 16, Zoned IN-O, plan dated May 31, 2023.** The applicant proposes to construct an 81,840 SF Addition to an existing 508,821 SF warehouse/manufacturing building and construct a 35-car parking lot at the southeast corner of the building on a 26.70-acre lot (Majestic Bethlehem Center/Bethlehem Commerce Center, LLC, Lot #5).

5. DISCUSSION ITEMS