

**BETHLEHEM CITY PLANNING COMMISSION AGENDA
SEPTEMBER 10, 2020 – 5:00 PM**

THIS WILL BE A VIRTUAL MEETING

Members of the public may enter the meeting via GoToMeeting at <https://global.gotomeeting.com/join/730598765> or via the phone at: [+1 \(646\) 749-3122](tel:+16467493122), Access Code: 730-598-765

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 participation can be found on the City Website at <https://www.bethlehem-pa.gov/Community-Economic-Development/Planning-Zoning>

1. NON-UTILITY CAPITAL IMPROVEMENT PROGRAM – 2021-2025

2. DEFERRAL REQUESTS

- a. 1535 Butztown Road SUBDIVISION PLAN. The applicant proposes a deferral of curb and sidewalk.

3. LAND DEVELOPMENT

- a. (20-006 LD) - 20050003 – Linford Street Multifamily LAND DEVELOPMENT PLAN, 2321 Linford Street, Ward 14, Zoned RG, plan dated May 20, 2020 and last revised August 10, 2020. The applicant proposes the construction of an 8 unit, 2 story apartment building on a 33,047 sq. ft. lot.
- b. (20-007LD&S) - 20060003 – Westgate Mall, 2285 & 2425 Schoenersville Road LAND DEVELOPMENT AND LOT CONSOLIDATION PLAN AND SIDEWALK WAIVER REQUEST (Phase 2: Proposed Fuel Canopy) – Zoned CS, Ward 13, Plans dated June 15, 2020. The applicant proposes to construct a gas station with canopy and changes to the Schoenersville Rd. parking area, located on 1.25 acres of the overall site.

4. SITE PLAN REVIEWS

- a. (20-001 Site Plan Review) – 20060002 – Gas Station with Canopy and Convenience Store, 774 – 784 Hellertown Road – SITE PLAN REVIEW – Zoned CL, plan dated June 10, 2020. The applicant proposes to combine four (4) existing lots into one (1) 1.83-acre lot and develop a 5,585 SF Convenience Store with eight (8) multi-product gasoline dispensers. The site currently includes a vacant restaurant, a vacant commercial development and a vacant dwelling unit with a 1-story barn. This development also proposes to relocate an existing billboard, currently located on Lot #4, to the north end of the combined property

5. SKETCH PLAN REVIEW

- a. (20-001 Sketch Plan Review) – 20080002 – NE Corner of Selfridge & Jackson – 405 Selfridge Street, 406 Jackson Street and 412 Jackson Street -SKETCH PLAN REVIEW – Zoned RT, Ward 4, plan dated August 3, 2020. The applicant proposes to remove the 3 single family dwellings currently on the site, consolidate the 3 existing lots into one single lot containing 22,000 sf, and construct 3 sets of 3 townhouses each for a total of nine (9) townhouses.

6. ZONING TEXT AMENDMENT

- a. To create text revisions to the use requirements for first floor retail, restaurant and personal service uses on the first floor in the CB and CL zoning districts.

7. DISCUSSION ITEMS