

**CITY PLANNING COMMISSION  
MINUTES OF MEETING  
November 11, 2021 – 5:00 P.M.  
TOWN HALL MEETING**

Participants: Commission Members – Mr. Malozi, Mr. Barker, and Mr. Burgos. Attending Virtual were Mr. Melosky and Ms. Cohen. City staff included Darlene Heller and Tracy Samuelson of the Planning and Zoning Bureau, Basel Yandem and Tiffany Wells of the Engineering Bureau, Mr. Matt Dorner of the Public Works Bureau and Attorney Edmund Healy as Solicitor to the Commission. Attending in person were Mr. William Reynolds and Ms. Kathy Fox.

**1. APPROVAL OF MINUTES – September 23, 2021 and October 14, 2021.**

Mr. Malozi made a motion to approve the minutes of the September 23, 2021 Planning Commission meeting. The motion was seconded by Mr. Barker and passed with a 4-0 vote.

Mr. Malozi made a motion to approve the minutes of the October 14, 2021 Planning Commission meeting. The motion was seconded by Mr. Barker and passed with a 4-0 vote.

**2. PRESENTATION ON THE CLIMATE ACTION PLAN BY PUBLIC WORKS.**

Mr. Dorner, Superintendent of Facilities for the City, made a presentation to explain the Climate Action Plan and specifically some sections that affect Planning, Zoning and Land use. He explained why we need a Climate Action Plan.

A community wide Greenhouse gas inventory was completed for the City which showed that electricity is the highest contributor to the Greenhouse gas emissions. This helps focus where the City can make improvements. Projections for Greenhouse gas reduction is 67% by 2025 and net 0% by 2030. Mr. Dorner stated it won't be easy to meet these goals but hard work needs to go into this moving forward.

Some other items included in the CAP are establishing a long-term framework, supporting equity for all Bethlehem residents and ensuring that 40% of overall benefits resulting from the City spending would go to frontline communities. There are other items in the plan that can be found on the City website.

Mr. Dorner spoke on the strategies in the plan specifically related to land use and zoning to encourage land use patterns that mitigate climate change impacts. He touched on integrated land use and transportation to reduce trip links and promote multiple modes of travel including public transit. Also, when reviewing new developments all departments should have sustainability in mind. Other items he mentioned were promoting green roofs and recovering impervious spaces and brownfields for vegetation.

Mr. Dorner stated the CAP promotes existing incentives for renewable energy installation and promotes the adoption of on-site solar.

Mr. Malozi mentioned the Broad Street plan that the Planning Commission discussed a couple of months ago. The Planning Commission should see where we can talk about implementing some items as the SALDO is being updated.

Ms. Cohen mentioned removing parking minimums. She stated that there's recently been some projects that have required additional parking beyond the minimums. She felt that this needs to be looked at more frequently to try to reduce the heat issues with parking lots and to encourage more green space on lots and throughout the City. She mentioned that we do have landscape buffers in different residential zones but it acts as a fence in a lot of cases. She feels more can be done, maybe by using local native plantings which don't require watering.

Mr. Melosky thanked City staff on an excellent presentation in regards to Climate Action Plan and Global Warming. He also stated that it's great to be able to hear and see the presentation and see where we can implement items into the SALDO.

Kathy Fox, 1513 Elm Street, stated that she would like the City to revisit the solar ordinance. She mentioned that in 2014 when she had solar installed at her house there was an 18" clearance required on all sides and shortly after that the City changed it to 3 feet. She feels that is excessive as she has gone to other cities and towns and has seen solar right up to the edge. She mentioned that if we purchase renewable energy then we eliminate greenhouse gases. She wanted to know if the City has an ordinance for solar canopies because that is something her sustainability committee with the Food Co-op would like in their parking lot. She feels they can generate electricity where they are located. She also feels the warehouses should have solar canopies too. She stated that there should be more electrical buses. She feels the Community Investment Fund should be used for energy efficiency in homes.

William Reynolds, 1718 N. New Street, wanted to thank City staff for working on the Climate Action Plan and mentioned that there were 700 people who attended those public meetings. Mr. Reynolds shared that there will be a Sustainability Director. He stated that one of the things that the people of Bethlehem like is good urban planning. They like these principles of sustainability. With future projects, the City should require applicants to comply with these principles where applicable and recommend incentives for items we cannot require. The City should continue to request compliance and contributions in SALDO.

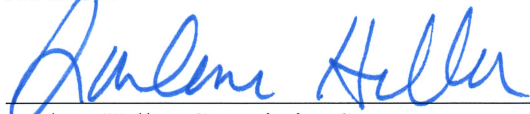
Ms. Samuelson stated that because Bethlehem is a hot market, our agenda for the December meeting will be quite full. As such, we can add the SALDO in the January agenda. Mr. Melosky agreed with Ms. Samuelson to put SALDO on the January agenda.

### **3. DISCUSSIONS:**

Ms. Heller mentioned the Residential Historic Façade program. She stated an email was sent with the flyer and if the Planning Commission had any questions, they could reach out to us or Ms. Roseberry.

The meeting adjourned at 6:00 p.m.

ATTEST:



Darlene Heller, Commission Secretary