

**CITY OF BETHLEHEM
PLANNING COMMISSION
MEETING MINUTES
May 11, 2023 @ 5:00 PM**

ATTENDANCE

MEMBERS PRESENT

Robert Melosky, Chairman
Matthew Malozi, Vice Chairman
Thomas Barker

VISITORS PRESENT

Terri Delo, Integrated Consulting

MEMBERS ABSENT

Eddie Burgos
Joy Cohen

STAFF PRESENT

Matthew Deschler, Esq., Solicitor
Darlene Heller, Dir, Bureau of Planning & Zoning
Fiona Hernandez, Sec, Bureau of Planning & Zoning

The May 11, 2023 Meeting of Planning Commission was called to order by Chairperson, Robert Melosky at 6:00 PM

AGENDA ITEMS

1. APPROVAL OF MINUTES FROM – April 13, 2023

Discussion: Mr. Malozi shared his appreciation for the new format.

Motion: Robert Melosky made a motion to approve the Minutes as submitted.

Second: Matthew Malozi.

Vote: The motion carried 3-0.

2. LAND DEVELOPMENT & SUBDIVISION PLAN REVIEW

a. (22-016 LD) – 22110002 – 3201 SCHOENERSVILLE RD. (SHEETZ) - Land Development Plan – Ward 13, Zoned CS plan dated November 22, 2022, and last revised April 14, 2023.

Property Location: 3201 Schoenersville Rd (Sheetz)
Property Owner: Tiger Den Partners II, LLC
Developer/Engineer: Integrated Consulting

Proposed Work: Representing the property was Ms. Terri Delo, from Integrated Consulting who discussed the proposed plan. The applicant proposes to demolish/remove existing buildings, underground storage tanks and fuel piping/conduit in order to construct a 6,139 SF prototypical Sheetz Convenience Store with a Drive-Thru and car wash, parking and fuel canopy with 12 fueling stations on a 2.2-acre lot.

Ms. Delo noted the LANTA bus stop will be moved on Schoenersville Road closer to the shared entrance for easier access to folks utilizing the bus route in that area.

Discussion:

Ms. Heller stated this was a straight forward review and there are no outstanding comments. Mr. Malozi asked if all fueling infrastructures will be removed. Ms. Delo stated they would remove and replace everything.

Mr. Melosky questioned the time line, to which Ms. Delo suggested its slated to start later in the year, or possibly 2024.

Mr. Barker asked for clarification on the two lanes behind the building. Ms. Delo stated one lane is for the car wash, while the other lane is for the new drive thru.

There were no comments from the public.

Motion: Robert Melosky made a motion to approve the plan as submitted.
Second: Matthew Malozi.
Vote: The motion carried 3-0.

3. DISCUSSION ITEMS

Ms. Heller reviewed upcoming deadlines for Land Development Plans, future Grants, and Project/Events. Attorney Deschler gave an update on 962 Benner Ave which is going in front of City Council soon.

There being no further business, upon a Motion by Robert Melosky, a Second by Matthew Malozi, and a unanimous vote, the meeting was adjourned at 6:00 PM.

ATTEST:

Darlene Heller, Commission Secretary