

# AGENDA

PLANNING COMMISSION  
Thursday, June 11, 2026 @ 5:00 pm

Town Hall  
10 E. Church Street, Bethlehem PA

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

Applications can be viewed at:  
<https://www.bethlehem-pa.gov/calendar-planning-zoning>, or in Bethlehem City Hall.

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1. **APPROVAL OF MINUTES** – May 14, 2026
2. **(26-001 Site Plan Review) – 26050004 – 1801 ELLIOTT AVENUE – SITE PLAN REVIEW – Ward 13, Zoned RR, plan dated March 16, 2026.**  
The Applicant proposes to subdivide the parcel into eleven (11) lots. Lots 1-10 would front Elliott Avenue. Lot 1 would measure 45’ along the front lot line by 110’ in depth and total 4,950 SF or 0.1136 Acres. Lots 2-9 would measure 40’ along the front lot line by 110’ in depth and total 4,400 SF or 0.1010 Acres. Lot 10 would be irregular in shape and would measure 45’ along the front lot line by 110’ in depth; the area is unknown. Lot 11 would front Mt. Airy Avenue, would be irregular in shape and measure 124’ along the front lot line; the depth varies and the area is unknown.  
Lots 1-10 would each contain a single-family semi-detached dwelling with driveway and single car garage. Lot 11 is presumed to be developed into a single-family detached dwelling.
3. **(26-002 Sketch Plan Review) – 26050002 – 505 EAST MACADA ROAD – SKETCH PLAN REVIEW – Ward 14, Zoned RR, plan dated May 5, 2026. \***  
The Applicant’s intent is to redevelop the parcel, i.e., remove all existing structures, and subdivide the parcel into six lots:  
Proposed Lot 1 would front Apollo Dr., measure ~185’ along the front lot line by ~130’ in depth and total ~24,050 SF or ~0.5521 Acres.  
Proposed Lot 2 would front Apollo Dr., measure ~124’ along the front lot line by ~130’ in depth and total ~16,120 SF or ~0.3700 Acres.  
Proposed Lot 3 would front Apollo Dr., measure ~124’ (at the front yard setback) by ~130’ in depth and total ~16,120 SF or ~0.3700 Acres.  
Proposed Lots 6, 5 and 4, would front E. Macada Rd., and with dimensions that would mirror Proposed Lots 1, 2 and 3.  
An overhead wire traverses Lots 1 and 6. Each lot is proposed to contain a single-family detached dwelling with driveway and (presumably) a garage.

**\*This case has been tabled until notice from the Applicant.**

**4. (26-003 Sketch Plan Review) – 26050007 – 52-62 EAST BROAD STREET – SKETCH PLAN REVIEW – Ward 7, Zoned CL, plans dated February 16, 2026, last revised April 28, 2026.\***

The Applicants propose to construct a three-story brick and frame in-fill structure on the parcel 56 E. Broad Street. The structure would contain a ~730 SF commercial use on the first floor front and nine multi-family dwellings on the first-floor rear, second and third floors. The applicants propose modifying the tenant spaces at 52 E. Broad Street, reducing it to ~523 SF and creating a tenth new dwelling to the overall site. The proposed plan would contain four commercial uses, 19 dwellings, and 45 off-street parking spaces (44 surface and one garage space).

**\*This case has been tabled until the July 9, 2026, Planning Commission Meeting.**

**5. (26-001 MLD) – 26040002 – 2955 LINDEN STREET, PARCEL 8D – MINOR LAND DEVELOPMENT PLAN – Ward 14, Zoned CS, Plan dated April 7, 2026.**

The Applicant proposes to remove the parking lot in its entirety and construct a Self-Storage Development containing five structures (20' x 50' or 1,000 SF, 15' x 65' or 975 SF, 20' x 90' or 1,800 SF, 15' x 80' or 1,200 SF and 40' x 120' or 4,800 SF), 8' high chain link fence and gate, lighting, landscaping and stormwater management facilities.

**6. ZONING TEXT AMENDMENT**

Zoning Ordinance Amendments to Article 1302.13 modify definitions of hotel and boarding house, amend Article 1307, relating to workforce housing incentive to include CL District, and revise Article 1318.26 to prohibit multiple single-family detached dwellings on the same lot, among districts.

**7. GENERAL DISCUSSION ITEMS**