

AGENDA

PLANNING COMMISSION Thursday, July 10, 2025 @ 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.

1. APPROVAL OF MINUTES – May 8, 2025

2. (25-003 LD) – 25040004 – 1223 WEST BROAD STREET – LAND DEVELOPMENT PLAN – Ward 13, Zoned CL, plan dated April 2, 2025, last revised June 18, 2025.

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). Additional modifications to the parking lot will provide for a total of 29 off-street spaces. The project scope no longer includes the rooftop 40-seat Seasonal Dining area above the one-story existing structure. The parcel measures 165' along West Broad Street and 150' along 12th Avenue, and totals 0.568 acres, or 24,750 Square Feet.

The Applicant also requests a waiver from Section 1343.02(g)(2)(A), to permit a drawing scale of 1:20, whereas 1:40 or 1:50 scale is required.

3. (25-002 LD&S) – 25040001 – 934-946 and 1004 EVANS STREET – LAND DEVELOPMENT AND SUBDIVISION (LOT CONSOLIDATION) PLAN - Ward 5, Zoned RT, Plan dated March 26, 2025.

Lot 1, 934-946 Evans Street, is a vacant lot (formerly the Casa Blanca Club). The site is comprised of three parcels. The Applicant proposes to consolidate the parcels and construct a four-story structure containing 37 Multi-Family Dwellings (apartments), ten off-street parking spaces, with ingress from Ridge Street and egress onto State Street, and other site appurtenances. The consolidated parcel is irregular in shape, measures 151.63' along Evans Street and totals 0.456 Acres or 19,711 Square Feet.

Lot 2, 1004 Evans Street contains a two-story structure. The Applicant proposes to demolish the structure and construct a 40-car parking lot with ingress and egress from Evans Street. The parking would serve the residences at 934-946 Evans Street. The parcel is irregular in shape, measures 114.40' along Evans Street and totals 0.290 Acres or 12,628 Square Feet.

The Applicant also requests a waiver from Sections 1349.08(c) buffer yards and 1349.08(f)(2) 10% area of approved plantings and foundation plantings.

4. (25-003 Sketch Plan Review) – 25060003 – 241 EIGHTH AVENUE – SKETCH PLAN REVIEW – Ward 10, Zoned RT, plans dated June 9, 2025.

The applicant proposes to demolish the structure and construct a three-story structure with gable roof, containing six multi-family dwellings (apartments). Other site improvements include surface off-street parking for eleven vehicles, with ingress and egress from Cater Street; retaining walls; dumpster enclosure; on-site stormwater management facilities and landscaping.

5. GENERAL DISCUSSION ITEMS