
**MEETING MINUTES
PLANNING COMMISSION BOARD
SEPTEMBER 12, 2024**

MEMBERS PRESENT

Matthew Malozi, Vice Chairman
Eddie Burgos
Joy Cohen
Thomas Barker

VISITORS PRESENT

Mary Bachert, Bohler Engineering
Andreas Hassold, Bosch Rexroth
Christa Kraftician, Spillman Farmer
Architects

MEMBERS ABSENT

Robert Melosky, Chairman

STAFF PRESENT

Matthew Deschler, Solicitor
Darlene Heller, Bureau of Planning & Zoning
Stephany Sebesta, Secretary
Basel Yandem, Public Works
Eric Evans, Business Manager

The September 12, 2024 meeting of Planning Commission held at the City of Bethlehem Town Hall, was called to order by Chairperson, Robert Melosky at 5:00 PM.

AGENDA ITEM #1: APPROVAL OF MINUTES August 15, 2024

Motion #1: Ms. Cohen

Second: Mr. Barker

Result of Vote: Motion carried 4-0

AGENDA ITEM #2: LAND DEVELOPMENT & SUBDIVISION PLAN REVIEW

Property Location: 2300 City Line Road

Property Owner: Bosch Rexroth Corporation

Developer/Engineer: Bohler Engineering

Proposed Work: Representing the property was Ms. Bachert from Bohler Engineering who discussed the proposed plan.

Discussion: The applicant proposes to construct a 52,395sf warehouse addition to an existing two-story office warehouse structure for Bosch Rexroth with a total of just over 84,000sf. The applicant has also submitted a referral request from 1349.06(b) requirement for the installation of sidewalk along the property frontage of Airport Road. Originally there were three deferrals, however, City of

Bethlehem Engineering stated the deferrals for sewer pipe size and pipe material were not needed. The deferrals have been withdrawn. Ms. Bachert reviewed the City's review and they are willing to comply with the comments in the letter.

Ms. Heller noted an access easement that staddles onto the abutting property, Triangle Tech. Due to the access easement being shared, Bosch Rexroth needs documentation from the abutting property owner granting permission for the work that is proposed to expand the driveway. Ms. Bachert explained that both legal teams are in discussion and paperwork is to be signed in shortly.

Ms. Cohen asked if there were any bus stops along the property. Ms. Bachert explained there is a sign along City Line Road, and a sidewalk is to be provided during construction.

Mr. Malozi asked if the intent is to comply with all of the comments in the City's review letter. Ms. Bachert confirmed that the applicant agrees to comply with all comments.

There were no comments from the public.

Motion #2: Ms. Cohen made the motion to approve the Land Development Plan at 2300 City Line Road with the conditions of following all requirement in the City's review letter dated August 21, 2024 waivers should be changed to deferral.

Second: Mr. Barker

Result of Vote: The motion carried 4-0.

AGENDA ITEM #3: DEFERRAL REQUEST

Property Location: 2300 City Line Road

Property Owner: Bosch Rexroth Corporation

Developer/Engineer: Bohler Engineering

Motion #3: Ms. Cohen made the motion to approve the deferral request for the project at 2300 City Line Road for sidewalk along Airport Road.

Second: Mr. Barker

Result of Vote: The motion carried 4-0.

AGENDA ITEM #4: NON-UTILITY CAPITAL IMPROVEMENT PLAN

Proposed Work: Mr. Yandem reviewed the spreadsheet that outlines spending timeline and funding sources for all capital projects through 2029. Mr. Evans provided information related to City financing and budgets.

There were no comments from the public.

Motion #3: Ms. Cohen made a motion to recommend passing the Non-Utility Capital Improvement Plan as submitted to City Council for approval.

Second: Mr. Barker

Result of Vote: The motion carried 4-0.

AGENDA ITEM #4: DISCUSSION ITEMS

Ms. Heller reviewed upcoming items on the PC meeting agenda.

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