

**CITY PLANNING COMMISSION
MINUTES OF MEETING
December 8, 2022 – 5:00 P.M.
TOWN HALL MEETING**

Participants: Commission Members – Mr. Melosky, Mr. Malozi, Mr. Barker, Mr. Burgos and Ms. Cohen. City staff included Darlene Heller and Craig Peiffer of the Planning and Zoning Bureau, Basel Yandem of the Engineering Bureau, and Attorney Matthew Deschler as Solicitor to the Commission. Attending in person was Mr. Kyle Haydt.

1. APPROVAL OF MINUTES – October 13, 2022 & November 10, 2022.

Mr. Malozi made a motion to approve the minutes of the October 13, 2022 & November 10, 2022 Planning Commission meeting. The motion was seconded by Mr. Barker. The vote was 4-1. Ms. Cohen abstained.

2. LAND DEVELOPMENT PLAN REVIEW

- A. (22-013 LD) – 22100004 – 3677 COMMERCE CENTER BLVD.– Land Development Plan – Ward 16, Zoned IN-O, plan dated November 17, 2022.** The applicant proposes to construct a 195,494 SF warehouse and industrial or manufacturing facility on an 11.61 acre lot (Majestic Bethlehem Center/Bethlehem Commerce Center, LLC, Lot #4C).

Mr. Kyle Haydt reviewed the plan. Mr. Melosky asked Ms. Heller if this was a project they have seen before. Ms. Heller stated that the Planning Commission did review and approved the overall subdivision plan and Majestic has come in for review for each lot (buildings). Mr. Malozi commended the applicant for the partnership with LANTA and the transit authority.

There were no comments from the public.

Mr. Malozi made a motion to approve the Land Development plan at 3677 Commerce Center Blvd., there are no comments to the City's November 30, 2022 letter. The motion was seconded by Mr. Barker and passed with a 5-0 vote.

3. DISCUSSIONS:

Mr. Melosky asked what items would be coming up for next month. Ms. Heller stated there might be one or two projects but if the schedule is light in the first couple of months, we can discuss SALDO.

Mr. Barker brought up the Linden Street and Butztown Road project (Cantelmi). He stated that the Planning Commission had originally agreed that the building should go East and West. Now the building is going North and South up along Linden Street. He continued to state that the back of the building faces Linden Street so you will see balconies, bicycles, etc. Mr. Barker asked how the owner or the developer proposed that the building face Linden but that's not what is happening.

Ms. Cohen stated that normally the parking is on the back of lot because it typically is away from the main street. The back of the building will be architecturally interesting or hidden by some landscaping.

Ms. Heller stated that typically we want the parking to the rear when it can be accommodated. Ms. Heller continued to say that the building did get significant zoning relief. As such, the Zoning Hearing Board can add conditions when they are granting zoning relief and often they do. In addition, the layout that was approved is the layout that the Planning Bureau initially recommended.

Mr. Melosky reiterated that the plan that was presented to the Planning Commission on November 10th was the plan that the Zoning Hearing Board approved.

Ms. Heller stated that the interested parties did not come out in objection. The developer did say that they could shrink the footprint and build up and still get an approved plan. The neighbors did not want to see that.

Mr. Melosky stated that Planning Commission and Zoning Hearing Board are two different bodies.

Mr. Deschler reiterated that Planning Commission goes by the SALDO and the Zoning Hearing Board acts on the Zoning Ordinance.

Ms. Cohen stated that for the hotel that's in Lehigh Valley Industrial Park on Rt. 412, the rear is facing Rt. 412 and it looks like the front of the hotel.

Mr. Burgos asked about abandoned buildings. What does the City do about this. Ms. Heller stated it doesn't fall under our Planning & Zoning Bureau but the Code Enforcement Bureau will follow up with inspections of abandoned buildings.

Mr. Barker suggested to call the Police Dept.

The meeting adjourned at 5:45 p.m.

ATTEST:



Darlene Heller, Commission Secretary