

BETHLEHEM CITY PLANNING COMMISSION AGENDA
FEBRUARY 9, 2023 – 5:00 PM
TOWN HALL – CITY CENTER
10 E. CHURCH STREET
BETHLEHEM, PA

The Meeting will be livestreamed for viewing purposes only on:

<https://www.youtube.com/channel/UC4HYHr4C6mVbfhRXhWYXaJw>

Questions and comments may be submitted in advance of the hearing to planninginfo@bethlehem-pa.gov Messages must include a name and phone number and must be provided at least 24 hours in advance of the meeting.

Additional instructions for public remote viewing can be found on the City Website at <https://www.bethlehem-pa.gov/calendar-planning-zoning>

1. ELECTION OF OFFICERS

2. APPROVAL OF MINUTES – December 8, 2022

3. SITE AND LAND DEVELOPMENT PLAN REVIEW

- a. **(22-003 Sketch Plan Review) – 22120003 – 2235 W. BROAD ST. (HANOVER APARTMENTS) – SKETCH PLAN REVIEW –Zoned RS, plan dated November 23, 2022.** The applicant proposes to redevelop a multi-family development consisting of 317 apartment units in four buildings along Hanover Ave. (in Allentown) and W. Broad St. (in Bethlehem) on an 8.74 acre lot.
- b. **(22-014 LD) – 22100003 – 2897 EASTON AVE. - Land Development Plan – Ward 14, Zoned RS plan dated October 12, 2022 and revised December 24, 2022.** The applicant proposes to construct two (2) multi-family apartment buildings with a total of 54 units with associated parking on a 2.7462 acre lot.
- c. **(23-002 LD Master Plan) – #23010007 – Martin Tower Complex Revised Master Plan Review – 1170 Eighth Avenue, Ward 13, Zoned OMU, Plans dated January 10, 2023.** The Applicant proposes to subdivide the parcel thereby creating Lots 1-6; lots 7-8 have been previously subdivided and approved as: Lot 7, a 60,000 SF medical office building and Lot 8, a 42,000 SF medical office building, with 496 shared parking spaces and other site appurtenances. Lot 1 is proposed as future development. Lot 2 is proposed as a three-story, 200 room hotel, totaling 225,000 SF, with 400 parking spaces and other site appurtenances. Lots 3-6 are proposed as four, five-story and one four-story residential buildings, totaling 1,085 dwelling units, in 1,612,793 SF, and with 2,526 parking spaces* and other site appurtenances. The parcel totals 51.67 acres.
*Off street parking calculations are based upon 1.5 spaces per dwelling unit.
- d. **(22-015 LD&S) – 22100005 – 1780 EAST FOURTH ST. (SHEETZ) - Land Development and Subdivision Plan – Ward 17, Zoned IR plan dated October 13, 2022.** The applicant proposes to consolidate Lot 24A (82,598 SF / 1.90 Acre) and Lot 24B (78,536 SF / 1.80 Acre) and construct a 6,139 SF convenience store / gas station with associated parking and infrastructure.

4. ANNUAL REPORT

5. DISCUSSION ITEMS