AGENDA

PLANNING COMMISSION
Thursday, November 12, 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 –** September 10, 2026

2. **ZONING TEXT AMENDMENT**
   Zoning Ordinance Amendments to Article 1304 Allowed Uses in Primarily Residential Districts and Article 1322 Additional Requirements for Specific Uses to establish and add provisions for Healthcare Adaptive Reuse, as permitted by-right in the RS-Residential Single Family Residential Zoning District.

3. **(26-007 LD) – 26060009 – 701-719 N NEW STREET, 14 W NORTH STREET and 11-15 W GARRISON STREET – MAJOR LAND DEVELOPMENT PLAN – Ward 9, Zoned CB, plans dated June 16, 2026.**
   The Applicants propose to demolish all existing structures, and construct a five-story structure, as viewed from W North Street, or six-story structure, as viewed from W Garrison Street. The missed use structure would contain 80 off-street/garage parking spaces, 3,300 SF of commercial (retail) space with outdoor seating, 82 multi-family dwellings and tenant amenities including a two-story lobby, lounge, 2,250 SF gym, common courtyard, +/- 8,500 SF rooftop deck and +/- 1,850 SF rooftop dog park.

4. **(26-008 LD) –26080002– 2184 INDUSTRIAL DRIVE – MAJOR LAND DEVELOPMENT PLAN – Ward 13, Zoned PI, plans dated August 13, 2026.**
   The Applicants propose to demolish all existing structures and site features, and construct a two-story, approximate 65,590 SF Data Center, 61,018 SF area for a substation, 17,159 SF area for medium voltage switchgear, two 11’ x 50’ loading spaces, ten off-street parking spaces, access roadways, lighting, landscaping, underground stormwater management facilities and other site appurtenances.

   The Applicants also seek waivers from the Subdivision and Land Development Ordinance, Section 1349.03.E.9.a, to exceed the maximum 3:1 ratio for fill slopes, and 1349.19.G, to provide one deciduous or evergreen tree for every 4,000 SF of impervious surface.

5. **GENERAL DISCUSSION ITEMS**