

AGENDA

PLANNING COMMISSION
Thursday, April 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 – March 13, 2025**
- 2. LAND DEVELOPMENT PLAN REVIEW (23-003 MLD) – 23110029 – 608 Pierce Street – Minor Land Development Plan – Ward 4, Zoned RT & SH Overlay, plans dated November 20, 2023, last revised April 29, 2024.**

The parcel contains a two-and-one-half story structure, formerly a Medical Office on the first floor and a dwelling on the upper floors. The applicant proposes to maintain the existing structure, and convert the medical office into a rental office and amenity space for tenants; the dwelling on the upper floors will remain as-is. The Applicant proposes the removal of the existing parking lot and the construction of five (5) single-family attached dwellings, each containing five (5) bedrooms for the intended use as Student Housing. The Applicant also proposes the installation of 18 off-street parking spaces accessed from Parkhill Street. The parcel totals 0.458 acres, or 19,946 Square Feet.
- 3. LAND DEVELOPMENT PLAN REVIEW (24-009 LD&S) – 24120007– 2141 COMMERCE CENTER BOULEVARD (LVIP VII) – LAND DEVELOPMENT PLAN – Ward 16, Zoned IR, plans dated December 13, 2024.**

The Applicant proposes to consolidate both parcels and re-subdivide back into two parcels. Proposed Lot A, the Applicant proposes to construct a 216,000 SF Warehouse, with 32 loading docks, 31 trailer storage spaces and 107 vehicle parking spaces on an 805,613 SF or 18.49 Acre parcel. Proposed Lot B, the Applicant proposes to construct a 101,000 SF Warehouse, with 27 loading docks and 50 vehicle parking spaces on a 354,739 SF or 8.14 Acre parcel. Both parcels will also contain site appurtenances including access roadways, lighting, landscaping, utilities and stormwater management facilities. The Applicant also seeks waivers to permit Belgian Block curbing on site; to permit 10” roof drain pipes/downspouts and to permit HDPE and PVC for roof drain pipes/downspouts. This project was previously reviewed as a Sketch Plan, C+# 24080002, a copy of the comment letter is attached hereto.
- 4. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (SALDO) DISCUSSION.**
- 5. GENERAL DISCUSSION ITEMS**