

AGENDA

PLANNING COMMISSION Thursday, August 14, 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** – May 8, 2025, and July 10, 2025
2. **LINDEN STREET, Conversion from one-way to two-way traffic.**
Pursuant to MPC, Section 201.9, the Planning Agency shall hold public meetings and make recommendations to the governing body. The City of Bethlehem, Department of Public Works, proposes the conversion of Linden Street, a north/south collector street, between East Church Street and East Fairview Street from one-way traffic in a southerly direction to two-way traffic.
3. **SKETCH PLAN REVIEW (25-004 Sketch Plan Review) – 25060005 – 1625 GLENWOOD STREET – SKETCH PLAN REVIEW – Ward 15, Zoned RT, plans dated June 23, 2025**
The parcel is irregular in shape, measuring 100' along Glenwood Street and 312.98' along Clermont Street totaling 0.5314 acres, or 23,149 square feet. The parcel contains a single story, single-family detached dwelling. The applicant proposes to demolish the structure and construct a three-story structure with hipped roof, containing 18 multi-family dwellings (apartments). Other site improvements include surface off-street parking for 23 vehicles, with ingress and egress from Clermont Street; dumpster enclosure; bicycle shed; on-site stormwater management facilities and landscaping. The applicant also proposes to improve Clermont Street beneath the overhead transmission lines to accommodate seven on-street parking spaces.
4. **SKETCH PLAN REVIEW (25-005 Sketch Plan Review) – 25060004 – 1800 & 1804 CALYPSO AVENUE – SKETCH PLAN REVIEW – Ward 13, Zoned RS, plans dated July 1, 2025.**
The Applicant proposes to consolidate both vacant parcels. Collectively, they measure 180' along Calypso Avenue by 140' in depth totaling 0.5785 acres or 25,200 square feet. The applicant proposes to construct three sets of single-family semi-detached dwellings (twins), for a total of six dwelling units. Each structure would be two stories in height with gable roofs, and each would contain two off-street parking spaces (one garage space and one driveway space). The applicant is considering creating fee-simple lots for the

future sale of each dwelling. As the parcel is located within the RS – Single-Family Residential Zoning District, the proposal will require, at minimum, a Use Variance.

This location was previously reviewed as a site plan where the applicant proposed a three-story structure containing twelve multi-family dwellings (apartments). At their June 26, 2024 Hearing, with Written Decision dated July 30, 2024, the Zoning Hearing Board denied the applicant's request for a use variance.

5. SKETCH PLAN REVIEW (25-006 Sketch Plan Review) – 25070001 – TOWNSHIP LINE ROAD (between Santee Mill Rd and US Route 22 and aka GOLD TRACT) – SKETCH PLAN REVIEW – Ward 14, Zoned RR, plan dated May 28, 2025.

The parcel is irregular in shape, totaling 57.7484 acres or ~ 2,515,520 square feet, of which 23.1959 acres or ~1,010,413 square feet are located within the City of Bethlehem (City) and 34.5525 acres or ~1,505,107 square feet are located within Bethlehem Township (Township). The applicant proposes a major subdivision to create 68 residential lots, and a major land development for 67 single-family detached dwellings. 20 lots are located within the City of Bethlehem, and 19 dwellings proposed; lot eleven within the City has since been developed and contains a sanitary sewer pump station. 48 lots/dwellings are proposed within the Township. The applicant utilizes Article 1309 Open Space Development Option: thereby increasing their permitted number of lots from 17 to 20. A small portion of the City parcel is located within the floodway, and a significant portion is located within the Special Flood Hazard Area, Zone AE, with identified steep slopes and wetlands. No dwellings are proposed to be within Zone AE.

6. SKETCH PLAN REVIEW (25-007 Sketch Plan Review) – 25070003 – 906 EVANS STREET – SKETCH PLAN REVIEW – Ward 5, Zoned RT, plans dated July 2, 2025.

The parcel is irregular in shape, measuring 127.60' along Evans Street, 160.87' along Perry Street and 118.04' along Mechanic Street (alley) totaling 0.4122 acres, or 17,955 square feet. The parcel contains a surface parking lot for +/- 38 spaces. The applicant proposes to construct a seven-story structure (as measured at Evans Street) containing 91 garage parking spaces and 96 multi-family dwellings (30 studios, 28 one bedroom and 38 two-bedroom apartments). The first floor would contain 47 parking spaces with vehicle ingress/egress from Evans Street. The second floor would contain 44 parking spaces with vehicle ingress/egress from Perry Street. The third floor would contain common space and 16 dwellings (6 studios, 4 one-bedroom and 6 two-bedroom units). Floors four through seven would contain 20 dwellings/floor (6 studios, 6 one-bedroom and 8 two-bedroom units).

7. GENERAL DISCUSSION ITEMS