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April 7, 2021

Darlene Heller, AICP  
Director of Planning and Zoning  
10 East Church Street  
Bethlehem, PA 18018

**RE: Zoning Map Amendment – 1852 West Market Street Rezoning  
City of Bethlehem  
Lehigh County**

Dear Ms. Heller:

The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Discussion on agenda items largely happens during the Committee meeting. Both meetings are virtual, and we encourage your participation. The LVPC will issue a follow-up letter after the Commission meeting if Commission members have any additional comments. Meeting participation details are below:

- LVPC Comprehensive Planning Committee Meeting
  - April 20, 2021 at 12:00 PM
  - <https://lvpc.org/meetings.html>
- LVPC Full Commission Meeting
  - April 22, 2021 at 7:00 PM
  - <https://lvpc.org/meetings.html>

The privately proposed zoning map amendment considers rezoning a vacant property from Limited Commercial (CL) to Light Industrial (LI) Zoning District. The property to be rezoned is located at 1852 West Market Street (parcel number 641778841828) and is being acquired by the owner of the adjacent auto service business. The owner intends to consolidate this vacant property with the property on which the existing business is located, currently zoned Light Industrial (LI).

This proposal is generally consistent with *FutureLV: The Regional Plan* because it supports the expansion of small businesses and entrepreneurship (of Policy 4.2) and ‘encourages reuse of vacant and underutilized properties’ (of Policy 5.4).

Municipalities, when considering ordinance and map amendments, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article 1§105, Article III§303, §304 & §306(a), Article VI§603(j)]. Please send a copy of any final amendments that are adopted, per the requirements of the MPC.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jillian Seitz', written in a cursive style.

Jillian Seitz  
Senior Community Planner

cc: Robert Vidoni, Esq., City Clerk  
Judy Kelechava, Assistant City Clerk