

AGENDA

PLANNING COMMISSION

Thursday, August 25, 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.

1. APPROVAL OF MINUTES – July 9, 2026

2. ZONING TEXT AMENDMENT

Zoning Ordinance Amendments to amend Article 1302.35 to add definition of Data Center, Article 1305.01e to allow for Data Centers as a Special Exception in the Industrial (IN) District, and Article 1322.03(q) to establish regulations regarding Data Centers.

3. (25-001 SUB) – 25120001 – TOWNSHIP LINE ROAD (between Santee Mill Rd and US Route 22, formerly known as Gold Tract, now called Autumn Estates) – MAJOR SUBDIVISION PLAN – Ward 14, Zoned RR, plan dated November 21, 2025, last revised April 1, 2026.

The applicant proposes a major subdivision to create 65 residential lots, of which 19 are located within the City of Bethlehem. The subdivision also includes the creation of Open Space Lots 1, 3 and 4, Stormwater Management Lot 1, and Township Line Road Right-of-Way Dedication. Excluded from the subdivision is the lot containing the existing dwelling, n/f Flor De Maria Booke, and the lot containing the sanitary sewer pump station, Bethlehem Township Municipal Authority. 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 these areas.

4. (26-004 Sketch Plan Review) – 26060003 – 1438 STEFKO BOULEVARD – SKETCH PLAN REVIEW – Ward 15, Zoned CG, plans dated March 30, 2026.

The Applicants propose to demolish all structures and construct a three-story structure containing 18 studio apartments, six per floor, ranging in size from 478-488 SF, and defined as workforce-focused apartments. The Applicants also propose 17 off-street parking spaces, nine head-in/back-out on Croft Street and eight head-in/back-out on Peters Street, dumpster pad accessed from Peters Street and other site appurtenances.

5. GENERAL DISCUSSION ITEMS