

**CITY PLANNING COMMISSION  
MINUTES OF MEETING  
March 11, 2021 – 5:00 P.M.  
TOWN HALL AND VIRTUAL MEETING**

Participants: Commission Members – Mr. Malozi, Mr. Barker, Mr. Burgos, Mr. Melosky, and Ms. Cohen. City staff included Darlene Heller and Tracy Samuelson of the Planning and Zoning Bureau, Matthew Dorner and Amy Rohrbach of the Engineering Bureau, Tiffany Wells of the Traffic Bureau, and Attorney Edmund Healy as Solicitor to the Commission. Attending in person were Duane Wagner and Lewis Ronca. Attorney Michael D. Recchiuti attended virtually.

Mr. Melosky explained the new rules of a hybrid meeting as both live and virtual.

**1. APPROVAL OF MINUTES – February 11, 2021.**

Ms. Cohen made a motion to approve the minutes of the February 11, 2021 Planning Commission meeting. The motion was seconded by Mr. Barker and passed with a 5-0 vote.

**2. ZONING TEXT AMENDMENTS**

**Martin Tower Property – 1170 8<sup>th</sup> Avenue.** To create text revisions to permit additional parking, new driveway and reduce Rear Yard setback from 30 ft. to 20 ft.

Mr. Wagner reviewed each section and the related variance request. He noted that 1311.08(a) currently does not allow enough room for handicapped parking in front of the grocery store and does not allow for convenient access to the Medical Office Buildings. He notes 1311.08(a) as written is much stricter than the existing properties on 8<sup>th</sup> Avenue. This section currently allows only one row of parking and one driving aisle. Most other commercial buildings on 8<sup>th</sup> Avenue have more parking than that in front of the buildings.

Related to section 1311.08(b), Mr. Wagner notes that the proposed driveway is located at an already signalized intersection.

Section 1314.02(b)(5) addresses setbacks. Mr. Wagner explained the calculations of side and rear yard setbacks on corner lots and the developer's related concern about future building placement.

Ms. Cohen asked for clarification about where front lot lines are calculated. Mr. Wagner reviewed how the front yard is calculated for each proposed lot.

Ms. Cohen asked if the M.O.B.'s can have rear access so parking is also available at the rear of the building. Mr. Wagner noted the tenants outline the desired building layout for security purposes.

Mr. Melosky noted that other buildings on 8<sup>th</sup> Avenue have been set back and constructed parking in the front. Mr. Malozi concurred.

Mr. Healy noted that the Commission can recommend revisions at this time and reminded them that they will still review each land development as it is proposed.

Ms. Heller reviewed the Planning Bureau memo.

Mr. Malozi inquired about the total number of parking spaces. The total number of spaces provided is more than what the zoning ordinance requires.

Mr. Ronca noted a concern about losing handicapped spaces near the entrance of the grocery store.

Mr. Malozi asked if the request for parking in front of the buildings is tied only to the M.O.B. use. Mr. Ronca stated that the request was written so that they did not need to return for approval or relief for every new tenant or change.

Ms. Cohen clarified that design of the building should be addressed as a part of the overall lot layout. The buildings should be designed to accommodate the lot design and layout.

Scott Slingerland, 426 W. North Street wants the plan to address transportation other than cars – biking, walking, and transit. He wants a balance and hopes the plan accommodates other means of traffic, including LANTA access. He asked about the Monocacy Way Trail and the grade crossings at Schoenersville Road. Mr. Melosky concurred with Mr. Slingerland's comments and noted they will be addressed as the site development progresses. Mr. Ronca noted that impervious coverage will not increase significantly. LANTA access will be discussed in the future as well.

Mr. Melosky suggested that the Commission make a separate motion and vote for each section.

Mr. Malozi recommended approval of section 1311.08(a) as proposed. Mr. Melosky seconded the motion. The Commission approved the zoning ordinance amendment by a 5 to 0 vote.

Mr. Malozi recommended approval of section 1311.08(b) as proposed. Mr. Melosky seconded the motion. The Commission approved the zoning ordinance amendment by a 5 to 0 vote.

Mr. Malozi recommended approval of section 1314.02(b)(5) as proposed. Mr. Melosky seconded the motion. The Commission approved the zoning ordinance amendment by a 5 to 0 vote.

Mr. Barker asked when construction is proposed to begin. Mr. Ronca noted that it is anticipated to begin in 3<sup>rd</sup> quarter of this year.

### 3. ZONING MAP AMENDMENT:

**1843 W. BROAD STREET and 1852 W. MARKET STREET**–The applicant proposes to revise the zoning map to rezone 3,146 square feet at 1852 W. Market and 1843 W. Broad Streets from CL (Limited Commercial) to LI (Light Industrial).

Attorney Michael Recchiuti represented the property owner and presented the proposal. The property owner will be purchasing some land from the City and rezoning is tied to the land transfer. The City of Bethlehem has no objection.

Mr. Melosky recommended approving the amendment as proposed. Mr. Burgos seconded the motion. The Commission approved the zoning ordinance amendment by 4-0-1 vote. Mr. Malozi abstained.

The meeting adjourned at 6:45 p.m.

ATTEST:



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Darlene Heller, Commission Secretary