

AGENDA

PLANNING COMMISSION

Thursday, February 13, 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 – January 9, 2025

2. LAND DEVELOPMENT PLAN REVIEW

(23-012 LD&S) – 23110028 – 1746, 1742 & 1800 Elliott Avenue (to be known as 1818 & 1822 Elliot Avenue) – Land Development and Subdivision Plan – Ward 13, Zoned RG, plan dated November 9, 2023, last revised October 11, 2024.

The applicant proposes to consolidate Lot A - 1746 Elliot Avenue (6,000 SF / 0.1377 Acre), Lot B - 1742 Elliot Avenue (12,000 SF / 0.2754 Acre) and Lot C - 1800 Elliot Avenue (6,000 SF / 0.1377 Acre) and vacate and consolidate the adjacent portions of Craig Avenue (3,250 SF / 0.0746 acre) and Moll Street (2,000 SF / 0.0459 acre). The consolidated parcel will total 29,250 SF / 0.6714 acres. The applicant proposes to construct two - two (2) story, 2,750 SF structures each containing four Multi-Family Dwellings (apartments), 16 off-street parking spaces and stormwater management facilities. The Applicant also proposes to extend Elliot Avenue to the western most lot line (at the intersection with the unopened section of Craig Avenue). The lot is heavily wooded and contains natural steep slopes.

3. LAND DEVELOPMENT PLAN REVIEW

(24-005 LD) – 24060008 – 1355 Easton Road – ECOPAX (n/f LVIP VII, 1355 & 1405 Easton Rd, Lots 53 & 54) – LAND DEVELOPMENT PLAN – Ward 16, Zoned IN, Plan dated May 31, 2024, last revised January 16, 2025.

The applicant proposes to construct a 104,238 SF warehouse addition to an existing 315,643 SF manufacturing and warehousing facility for EcoPax. The parcel totals 24.41-Acres or ~1,063,300 SF

4. LAND DEVELOPMENT PLAN REVIEW

24-007 LD) – 24090002– 2545 Schoenersville Road – LVHN – LAND DEVELOPMENT PLAN – Ward 13, Zoned I, Plan dated September 6, 2024, last revised January 10, 2025.

The Applicant proposes to construct a three-story, 93,500 SF expansion of the existing emergency department with a helipad on the roof. The project proposes the demolition of an existing medical office building, relocation of some access drives, expansion of existing parking areas and the necessary revisions to utilities and stormwater management.

5. ZONING MAP AMENDMENT

11-5 West Garrison Street

The Applicant proposes to amend the zoning map changing each parcel from the High-Density Residential District (RT) to the Commercial Central Business District (CB).

Over

6. ANNUAL REPORT

7. GENERAL DISCUSSION ITEMS