

AGENDA

PLANNING COMMISSION

Thursday, March 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 – February 13, 2025

2. LAND DEVELOPMENT PLAN REVIEW (23-003 MLD) – 23110029 – 608 Pierce Street – Minor Land Development Plan – Ward 4, Zoned RT & SH Overlay, plans dated November 20, 2023, last revised April 29, 2024.

The parcel contains a two-and-one-half story structure, formerly a Medical Office on the first floor and a dwelling on the upper floors. The applicant proposes to maintain the existing structure, and convert the medical office into a rental office and amenity space for tenants; the dwelling on the upper floors will remain as-is. The Applicant proposes the removal of the existing parking lot and the construction of five (5) single-family attached dwellings, each containing five (5) bedrooms for the intended use as Student Housing. The Applicant also proposes the installation of 18 off-street parking spaces accessed from Parkhill Street. The parcel totals 0.458 acres, or 19,946 Square Feet.

3. ZONING MAP AMENDMENT

1481 8th Avenue

The Applicant proposes to amend the zoning map, changing the parcel from the CMU – Mixed Use Commercial Zoning District to the CS – Commercial Shopping Center Zoning District.

4. GENERAL DISCUSSION ITEMS