

AGENDA

PLANNING COMMISSION Thursday, December 11, 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 – November 13, 2025**
2. **(25-003 MLD) – 25100015– 902 East Macada Road (St. Thomas United Church of Christ) – MINOR LAND DEVELOPMENT PLAN – Ward 14, Zoned RR, Plan dated October 17, 2025, last revised November 17, 2025**
The Applicant proposes to expand the parking lot on the southern end, adding 29 new spaces, increasing the count from 61 to 90, and adding 9,574 SF of new impervious coverage.

The Applicant seeks a deferral from SALDO Sections 1349.14 and 1349.15 for the installation of concrete sidewalk, curb and driveway apron along the East Macada Road frontage.
3. **(24-008 LD) – 24110002 – 330 East Fourth Street – LAND DEVELOPMENT PLAN – Ward 3, Zoned CL, Plans dated June 13, 2024, last revised September 30, 2025.**
The applicant proposes demolishing the existing structures and constructing a 3-story mixed use building with ~1,800 SF of Commercial space on the ground floor and four two-bedroom dwelling units (apartments) on the upper floors; 8 off-street parking spaces and site improvements on a 0.1648 acre or 7,182 SF lot measuring 40’ along the front lot line by 179.55’ in depth.
4. **(25-006 LD) – 25080003 – 46-52 West Broad Street (formerly Wells Fargo Bank) – LAND DEVELOPMENT PLAN – Ward 7, Zoned CB, plans dated August 18, 2025, last revised November 7, 2025.**
The Applicant proposes to maintain the existing structure and redevelop it into an experience center; the below grade police training center will remain as-is. To the east of the bank, the applicant proposes to develop the parking lot into a 2,212 SF, two story structure to contain a Commercial Restaurant (Note: the rendering shows this as a three-story structure). To the north of the bank building and above the bank building the applicant proposes to construct a seven-story structure to contain 61 dwellings (28 one-bedroom units and 33 two-bedroom units), with ground floor lobby and loading area, and second floor amenity space. The parcel is a corner lot and a through lot, bounded by West

Broad Street to the south, Guetter Street to the west, West Raspberry Street to the north and the redeveloped Boyd Theatre site to the east. The parcel measures 95.5' along Board Street and 193.24' along Guetter Street. Per Deed, the parcel totals 18,145 SF or 0.4166 Acres. The existing building, originally known as the Union Bank & Trust Company, is identified as an historic resource, individual landmark.

5. (25-012 Sketch Plan Review) – 25110001 – University Drive, known as 110 Mountain Drive South (Lehigh University) – SKETCH PLAN REVIEW – Ward 3, Zoned I, plans dated September 10, 2025.

The site is located within Lehigh University's Main Campus and is between 67 University Drive (McClintic-Marshall Hall) and 64 Quad Drive (Drinker House). The parcel is irregular in shape and totals 97.81 acres, or 4,260,604 SF. The parcel is sloped and is ostensibly wooded. The Applicant proposes to construct a 23,394 SF residence hall to be known as East Hill Residence Halls.

6. GENERAL DISCUSSION ITEMS