
MEETING MINUTES
PLANNING COMMISSION BOARD
MARCH 13, 2025

MEMBERS PRESENT

Robert Melosky, Chairman
Matthew Malozi, Vice Chairman
Joy Cohen
Thomas Barker

VISITORS PRESENT

Darren Heckman, Project Manager, Keystone
Consulting Engineer, Inc.
Garret Benner, DB6, LLC
Dennis Benner, DB6, LLC

MEMBERS ABSENT

Eddie Burgos

STAFF PRESENT

Matthew Deschler, Solicitor
Craig Peiffer, Bureau of Planning & Zoning
Stephany Sebesta, Secretary

The March 13, 2025, meeting of Planning Commission held at the City of Bethlehem Town Hall, was called to order by Chairperson, Robert Melosky at 5:00 PM.

AGENDA ITEM #1: APPROVAL OF MINUTES February 13, 2025

Motion #1: Ms. Cohen made a motion to approve the minutes as submitted.

Second: Mr. Malozi

Result of Vote: The motion carried 4-0.0

AGENDA ITEM #2: ZONING MAP AMENDMENT

Property Location:

Property Owner: DB6, LLC

Developer/Engineer:

Proposed Work: Representing the property was Mr. Heckman from Keystone Consulting Engineers, Inc. who discussed the proposed Zoning Map Amendment.

Discussion: Mr. Heckman gave a brief overview of why the Applicant wants to change the zoning of the parcel from CMU (Commercial Mixed Use) to CS (Commercial Shopping).

Mr. Malozi asked what the current property is used for. Mr. Heckman stated that it is currently used for stormwater management. If Zoning Map Amendment is approved, a restaurant and an upscale carwash could be built and the stormwater management will be underground.

Mr. Malozi questioned what the differences are between the two districts. Mr. Peiffer explained that CS (Commercial Shopping) has more intense traffic than CMU (Commercial Mixed Use). Mr. Heckman added that the traffic for the proposed parcel will come from Martin Court causing less disturbance than at the intersection. Mr. Malozi asked what is an upscale carwash. Mr. Heckman explained that the carwash will be more green by reusing/recycling the water used to wash the cars.

Mr. Melosky asked Attorney Deschler to clarify that the Planning Commission is just a recommending body, City Council has the final approval. Attorney Deschler affirmed this statement.

Ms. Cohen asked what the retention pond served. Mr. Heckman stated the Plaza on 8th where the St. Luke's buildings, CVS and the bank. Ms. Cohen then asked if the previous Land Development projects were approved contingent upon creating a tension pond. Mr. Heckman affirmed this statement and reiterated that if approved, they will place the stormwater management underground and run it into the City's stormwater.

Mr. Peiffer stated the Planning Bureau recommends approval of the Zoning Map Amendment. However, the future land development of the subject parcel will require adequate buffering along the RG District Boundary and recommended that a building should be placed nearby the 8th Avenue and Martin Court intersection and include pedestrian-oriented uses, and that car vacuums and drive-throughs should be placed on the interior of the lot.

There were no comments from the public.

Motion #2: Mr. Malozi made a motion to give a positive recommendation to City Council to approve the request for the Zoning Map change as stated in the Applicant's January 25, 2025 petition letter to the City.

Second: Mr. Melosky

Result of Vote: The motion carried 4-0.

AGENDA ITEM #3: DISCUSSION ITEMS

Mr. Peiffer reviewed the upcoming Agenda items.

There being no further business, upon a Motion by Robert Melosky, a Second by Matthew Malozi, and a unanimous vote, the meeting was adjourned at 5:25 PM.

ATTEST:

Craig D. Peiffer, Commission Secretary