

AGENDA

PLANNING COMMISSION Thursday, October 9, 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 – September 11, 2025

2. BLIGHTED PROPERTIES

a. 317 7th Avenue

3. (25-005 LD) – 25080001 – 1550 SPILLMAN DRIVE (LVIP VII, Lot 8) – LAND DEVELOPMENT PLAN – Ward 17, Zoned IR, plans dated July 1, 2025.

The Applicant proposes to construct a 49,920 SF Warehouse for flex industrial use, with 57 vehicle parking spaces, 2 loading docks, and site appurtenances including lighting, landscaping, utilities and stormwater management facilities. The parcel is a through lot, bounded by Spillman Drive to the north, Lynn Avenue to the east, East Fourth Street (Rt 412) to the south and lands n/f Lehigh Forge Corp. to the west. The parcel totals 220,457 SF or 5.06 Acres.

4. (25-008 Sketch Plan Review) – 25080002 – 740 WILLIAM STREET – SKETCH PLAN REVIEW – Ward 16, Zoned RR, Survey Plan dated May 31, 2024, Concept Plan dated January 15, 2025.

The applicant proposes to construct three sets of single-family semi-detached dwellings (twins or duplexes) for a total of six new dwellings. Each unit is proposed to have a driveway; however, the total number of off-street parking spaces per dwelling is unknown. No architectural plans were submitted with the sketch site plan.

5. (25-009 Sketch Plan Review) – 25090005 – 320 EAST FIRST STREET (STEEL ICE) – SKETCH PLAN REVIEW – Ward 3, Zoned IR, Plans dated August 21, 2025.

The applicant proposes to construct a 34,000 SF addition to the facility to contain a third ice rink, without spectator area, an ~6,000 SF fitness center and support facilities. No information has been submitted pertaining to off-street parking, and specifically the availability of parking on the lot across East First Street.

6. (25-010 Sketch Plan Review) – 25090008 – 321 WYANDOTTE STREET (aka 335-345 SHAWNEE STREET) – SKETCH PLAN REVIEW – Ward 2, Zoned CB, Survey Plans dated August 29, 2025.

The applicant proposes demolishing the structures at 335-345 Shawnee Street and constructing a 26-car surface parking lot (to include a portion of Hastings Street) and constructing six surface parking spaces at the rear of 228-232 West Third Street. This work is part of a phase of improvements proposed for the Cathedral Church of the Nativity; the master plan has been added to the sketch plan folder.

7. GENERAL DISCUSSION ITEMS