

# AGENDA

PLANNING COMMISSION  
Thursday, April 11, 2024 @ 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/UC4HYHr4C6mVbfrRXhWYXaJw>

Applications can be viewed at:  
<https://www.bethlehem-pa.gov/calendar-planning-zoning>, or in Bethlehem City Hall.

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1. **APPROVAL OF MINUTES** – March 14, 2024
2. **LAND DEVELOPMENT PLAN REVIEW**  
(23-010 LD&S) – 23080003 – (23-013 LD) – 23120009 – 33 West Walnut Street (Bethlehem Parking Authority) – Land Development Plan – Ward 7, Zoned CB, plan dated December 28, 2023. The applicant proposes to demolish the existing mixed-use commercial office, retail and public parking garage and construct a seven-tier structure containing 3,050 SF of commercial retail fronting West Walnut Street and condominium and public parking for 588 vehicles. The structure would be built on Lot 2, a 29,689 SF or .682-acre parcel and Lot 2A, a 9,253 SF or .121-acre parcel; the parcels total 38,942 SF or .894 acres. The project is currently part of a Subdivision Submission (lot consolidation and re-subdivision). The project also entails a Zoning Map Amendment to rezone 0.229 acres or 9,989.9 square feet at 56 West Market Street from RT – High Density Residential to CB – Commercial Central Business and a partial Street Vacation of West Walnut Street adjacent to 33-61 West Walnut Street. A separate land development submission will be made for the future development of Lot 1.
3. **SKETCH PLAN REVIEW**  
(24-001 Sketch Plan Review) – 24030006 – 312 HANOVER STREET – SKETCH PLAN REVIEW – Ward 10, Zoned RT, plans dated March 12, 2024. The applicant proposes to modify the gable roof into a third floor, thereby creating a three-story structure as viewed from Hanover Street. The Applicant proposes to construct a two-story structure at the rear of the existing structure, measuring 29' x 72' or 2,088 SF/floor and containing six Multi-Family Dwellings (apartments). The Applicant also proposes the installation of a 13-car parking lot accessed from Rausch Street (alley). The parcel measures 60' along Hanover Street by 224' in depth and totals 0.3085 acres, or 13,440 Square Feet
4. **GENERAL DISCUSSION ITEMS**

# REVISED AGENDA

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