



Lehigh Valley Planning Commission

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June 29, 2026

Mr. Tad Miller, City Clerk
City of Bethlehem
10 E Church St
Bethlehem, PA 18018

**Re: Zoning Text Amendment – Hotels and Transient Guests
City of Bethlehem
Northampton County**

Dear Mr. Miller,

The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Discussion on agenda items largely happens during the Committee meeting. Meeting participation details are below, and we encourage your participation:

LVPC Comprehensive Planning Committee Meeting:	LVPC Full Commission Meeting:
June 23, 2026, at 12:00 PM (Virtual) https://lvpc.org/lvpc-meetings	June 25, 2026, at 7:00 PM (In-Person) https://lvpc.org/lvpc-meetings

The application proposes amending the City of Bethlehem Zoning Ordinance to update the definitions of hotels, and transient guests at hotels and treatment centers to update the time frames that constitute a stay, adjusting the period of time from varying length of time to consistently 30 days across all uses, which 'encourages an efficient development process that is responsive to regional needs' (of Policy 1.4) by clarifying the ordinance further.

Additionally, the application proposes expanding the areas where the workforce housing incentives apply and limiting the number of single-family detached dwellings to one per lot. These changes help 'provide a wide variety of attainable housing in locations that maximize social and economic opportunities for everyone (of Policy 4.5).

Municipalities, when considering zoning ordinance amendments, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article 1§105, Article III§303, §304 & §306(a), Article VI§603(j)]. The LVPC review does not include an in-depth

examination of plans relative to subdivision design standards or ordinance requirements since these items are covered in the municipal review.

Sincerely,

A handwritten signature in black ink, appearing to read "Jacob Weinberg". The signature is fluid and cursive, with the first name "Jacob" being more prominent than the last name "Weinberg".

Jacob Weinberg
Community and Regional Planner

cc:

Cathy Fletcher, Bethlehem Director of Planning and Zoning;

Craig Peiffer, Asst. Director of Planning and Zoning.