

**CITY PLANNING COMMISSION
AGENDA FOR REGULAR MEETING
February 14, 2013 – 4:00 PM
TOWN HALL – CITY CENTER**

1. **APPROVAL OF MINUTES – January 10, 2013**

2. **ENVISION LEHIGH VALLEY UPDATE – Holly Edinger, Director of Sustainable Development for the Lehigh Valley Economic Development Corporation, will make a presentation regarding the activities of the Lehigh Valley Sustainability Consortium. The Eastern Gateway section of the Southside is one of the recipients of a 2012 HUD grant awarded to LVEDC.**

3. **SITE PLAN REVIEW**
 - A. **Review of a Drive-through Bank Canopy Addition, at front, in accordance with Section 1322.03.s of the Zoning Ordinance, “Drive-through facilities in conjunction with an allowed commercial use”, located at 1 W. Broad Street in the CB Zoning District.**

3. **2012 ANNUAL REPORT**

**CITY PLANNING COMMISSION
MINUTES OF MEETING
January 10, 2013 - 4:00 P.M.
Town Hall, 10 E. Church Street**

Present: Commission Members Mr. Fiorentino, Mr. Twigg, Mr. Melosky and Ms. Negron; Staff included Darlene Heller and Tracy Samuelson of the Planning Bureau, and Matt Dorner and Tiffany Geklinsky of the Engineering Bureau. Attorney Jen Doran attended as Solicitor to the Commission. Also present were Attorney Lisa Pierrea, Carly Patterson and Rocco Carraciolo of Pennoni Associates and Eric Scheler, Facility Director of Majestic Realty.

1. MINUTES – October 11, 2012

Mr. Twigg made a motion to approve the minutes of the October 11, 2012 meeting. Mr. Melosky seconded the motion, which passed 4-0.

2. REORGANIZATION

A motion was made by Mr. Fiorentino and seconded by Mr. Twigg with all agreeing to appoint Darlene Heller as Secretary. Ms. Heller called for nominations for Chairman for 2013. A motion was made by Mr. Twigg and seconded by Ms. Negron with all agreeing to appoint Mr. Fiorentino as Chairman for 2013.

Mr. Fiorentino then conducted the meeting and requested a motion for Vice-Chairman. A motion was made by Mr. Fiorentino and seconded by Mr. Melosky with all agreeing to appoint Mr. Twigg as Vice-Chairman for 2013.

3. SUBDIVISION/LAND DEVELOPMENT PLAN AND WAIVER REQUEST

A. (12-013LD&S) Majestic Bethlehem Center Land Development and Subdivision Plan and Waiver Requests (Lot 2) – 3215 Commerce Center Boulevard, Ward 16, Zoned IN-O, plans dated November 13, 2012.

Ms. Samuelson presented the plan to the Commission. The proposed subdivision plan involves the consolidation of two existing parcels, Lots 2 and 3, and the re-subdivision of these lots and Lot RR2. The land development plan proposes the construction on Lot 2 of a 1.75 million sq ft warehouse/manufacturing facility with 4' high truck docks and employee/trailer parking areas. Ms. Samuelson explained that there will be an interior road off of Commerce Center Boulevard, traveling north and connecting to the interior road around Lot 1 and an emergency access onto Applebutter Road.

Mr. Dorner stated that the applicant, in accordance with Item #2 of the Engineering Section of the review letter, dated January 3, 2013 (with a typographic error of January 3, 2012), agreed to work with the Engineering Bureau of the City of Bethlehem to either do an evaluation of the pump stations (3 pumps) and/or replace the three pumps with a cost not to exceed \$50,000. Mr. Scheler agreed to this and understood it may be a condition of approval.

Ms. Patterson explained that there will be 325 parking spaces for workers and visitors and 339 trailer spaces. She reviewed the waiver requests and the reasons for the requests.

WAIVER REQUESTS

The applicants were requesting waivers to the following:

- a. Zoning Article 1603.01.b.8. requires a maximum impervious coverage of 90%. Lot 2 has an impervious coverage of 92.3% and Lot RR2 has a 100% impervious coverage. Ms. Patterson explained that only 85% of the overall project is impervious coverage. Based on Article 1315.04.c of the zoning ordinance, which allows the Planning Commission to grant waivers in the IN-O Zoning District, the applicants are requesting a waiver to this section.
- b. Zoning Article 1319.02.j.1 requires street trees on each side of every public and private street. There are no street trees shown on the private interior road. Majestic made a contribution to the City's Greenway, Phase 4 project in the amount of \$75,000 for off-site tree improvements. Based on this contribution, the applicants are requesting a waiver to this section.
- c. SALDO Article 1349.08.d requires street trees be planted along all street rights-of-way which abut the applicant's property. The applicant indicated that the overall master plan proposed for the full development will maintain approximately 15% landscaping/open space areas and therefore requests a waiver to plant trees along the roadways.
- d. SALDO Article 1349.08.f.1 requires the off-street loading areas to have minimum 10% plantings. The applicant indicated that the car/employee parking areas to the north and south of the proposed building will exceed the 10% landscaping requirements and is therefore requesting a waiver to this section.

A motion was made by Mr. Twigg and seconded by Mr. Melosky with all agreeing to grant a waiver to Zoning Article 1603.01.b.8 for the maximum impervious coverage to be as shown as requested and explained by the applicant.

A motion was made by Mr. Melosky and seconded by Mr. Twigg with all agreeing to grant a waiver to Zoning Article 1319.02.j.1 to eliminate the street trees along the interior road as requested and explained by the applicant.

A motion was made by Mr. Twigg and seconded by Mr. Melosky with all agreeing to grant a waiver to SALDO Article 1349.08.d to eliminate the street trees to be planted along all street rights-of-way as requested and explained by the applicant.

A motion was made by Mr. Melosky and seconded by Ms. Negron to grant a waiver to SALDO Article 1349.08.f.1 for the 10% plantings required in the truck parking area as requested and explained by the applicant.

A motion was made by Mr. Twigg and seconded by Ms. Negron with all agreeing to grant final approval of the Majestic Bethlehem Center Land Development and Subdivision Plan, Lot 2, along with the waivers, contingent on all items being addressed in the January 3, 2013 review letter and the applicant being responsible for payment to the City of up to \$50,000 for the pump station upgrades/replacement.

4. ZONING AMENDMENTS

Creating Article 1321 - Landmarks and Historic Resources

Ms. Heller gave an overview of the proposed ordinance, which will protect properties throughout the city that are not located within one of the three existing historic districts. She indicated that a consultant was hired and prepared the ordinance as well as a list of first tier or "priority" Landmarks. The ordinance will be applicable to any demolition of buildings listed as a landmark or historic resource. A motion was made by Mr. Fiorentino and seconded by Mr. Melosky with all agreeing to forward Article 1321, Landmarks and Historic Resources, to City Council with the recommendation to adopt this Article and add it to the City of Bethlehem Zoning Ordinance.

The meeting adjourned at 4:45 P.M.

ATTEST:



Darlene Heller, Commission Secretary