



## Lehigh Valley Planning Commission

DR. CHRISTOPHER R. AMATO  
Chair

CHRISTINA V. MORGAN  
Vice Chair

ARMANDO MORITZ-CHAPELLIQUEN  
Treasurer

BECKY A. BRADLEY, AICP  
Executive Director

### COMPREHENSIVE PLANNING COMMITTEE MEETING

Tuesday, March 25<sup>th</sup>, 2025, 12:00 noon

### AGENDA

THE MEETING CAN BE ACCESSED AT <http://www.tinyurl.com/LVPC2025> OR VIA PHONE  
610-477-5793 Conf ID: 651 626 091#.

#### Roll Call

#### Courtesy of the Floor

#### Committee Business

1. *ACTION ITEM:* City of Allentown – Land Use of Regional Significance – Executive Education Academy Charter School Stadium (JD)
2. *ACTION ITEM:* City of Allentown – Community Center Definition (JD)
3. *ACTION ITEM:* Whitehall Township – Setback Dimensions Zoning Ordinance Amendment (JD)
4. *ACTION ITEM:* City of Bethlehem – Rezoning 8<sup>th</sup> Avenue and Martin Court (JS)
5. *ACTION ITEM:* Plainfield Township – Solar Energy Systems (SM, JS)

#### Next Comprehensive Planning Committee Meeting:

April 22<sup>nd</sup>, 2025, at 12:00 pm



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March xx, 2025

Ms. Jennifer Gomez, Director of Planning and Zoning  
City of Allentown  
435 Hamilton St.  
Allentown, PA 18101

**Re: Executive Education Academy Charter School (EEACS) Stadium – Land Use  
of Regional Significance  
City of Allentown  
Lehigh County**

Dear Ms. Gomez:

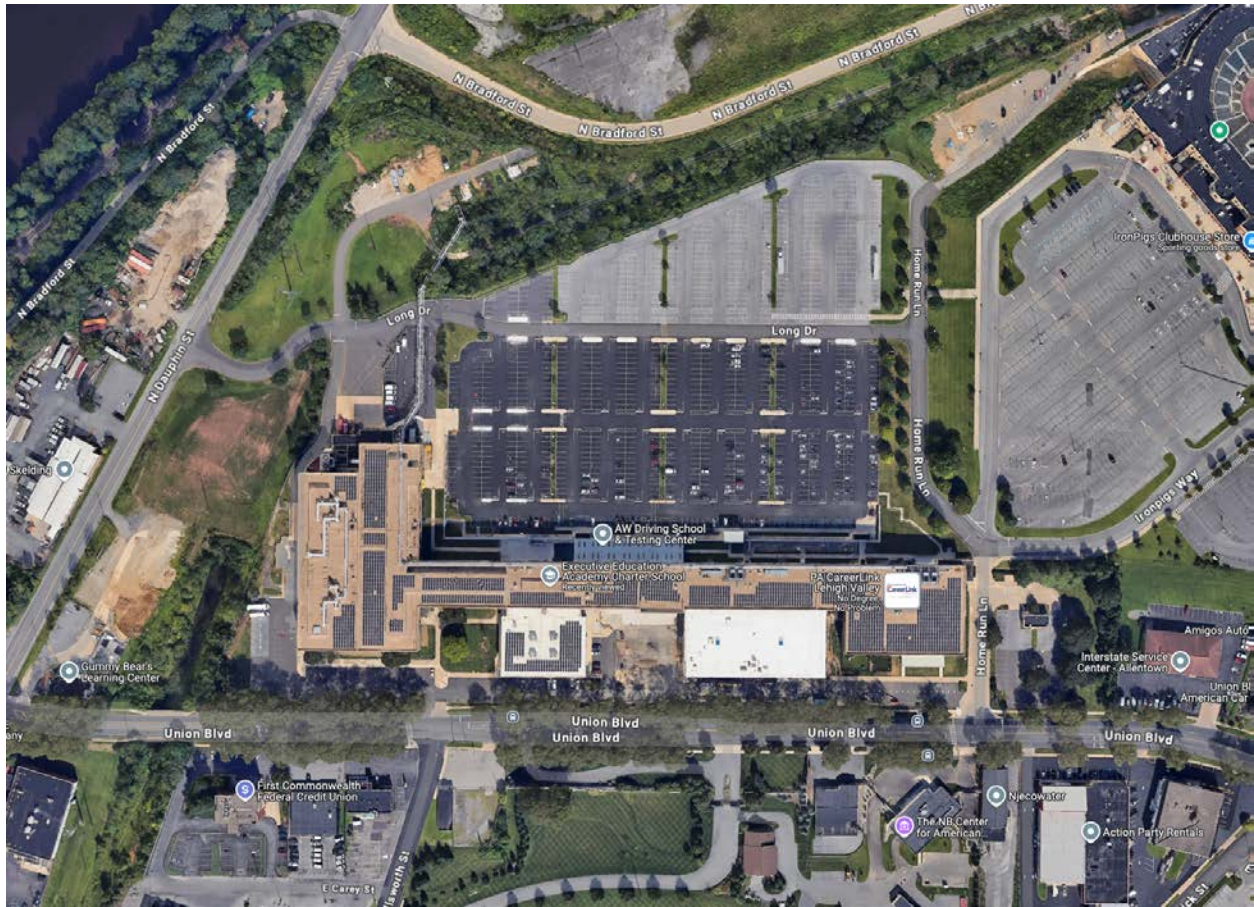
The subject application is considered a Land Use of Regional Significance, as 'All' Education Facilities are considered land uses of regional significance in *FutureLV: The Regional Plan* (page 147). The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, per requirements of the Pennsylvania Municipalities Planning Code (MPC). The meetings dates are:

- LVPC Comprehensive Planning Committee Meeting (Virtual)
  - March 25, 2025, at 12:00 PM
  - <https://lvpc.org/meetings.html>
- LVPC Full Commission Meeting (In Person)
  - March 27, 2025, at 7:00 PM
  - 615 Waterfront Drive, Suite 201, Allentown, PA

The application proposes a 126,713-square-foot multi-sport stadium for Executive Education Academy Charter School (EEACS) at 555 Union Boulevard (Parcel number 640757990536). A 4,912-square-foot addition to the primary building is also proposed to consist of concession and restroom facilities and will connect the stadium to the primary building. The stadium will be elevated by concrete columns and shear walls, a structural element designed to resist lateral forces that prevent buildings from warping or collapsing. A majority of the existing parking will remain below the stadium.

### Background

A proposal for a small storage expansion was previously reviewed by the Lehigh Valley Planning Commission (LVPC) on this site in 2024. The project area features the EEACS main building and accompanying parking areas. The proposed stadium redevelops excess existing parking area.



Google Aerial Imagery

### Site Suitability and Land Use

The proposal aligns with multiple goals and policies of *FutureLV: The Regional Plan* by reusing and redeveloping areas of the property that already contains the existing education facility (of *FutureLV* Policy 1.1). The project ‘expands access to education and job training’ (of *FutureLV* Policy 4.1) and invests in schools located along corridors (of *FutureLV* Policy 4.3).

Improving the existing facility serves to increase access to recreational opportunities and ‘support cultural and social programs’ (of *FutureLV* Policy 5.2). *FutureLV* ‘encourages local institutions to invest in their surrounding communities’ (of Policy 4.1). The LVPC encourages EEACS to consider opportunities for the general public to access and utilize the facility to create public spaces in underserved areas (of Policies 5.2 and 5.3).

### Transportation

Students and staff are able to use a variety of transportation modes when traveling to and from the site, including walking and biking, and the Lehigh and Northampton Transportation Authority (LANTA) provides transit service directly to the project site via Union Boulevard (of *FutureLV* Policy 2.3). The proposed sidewalk and crosswalk improvements on Long Drive support pedestrian safety (of *FutureLV* Policy 5.1).

## Environment

The LVPC encourages educational institutions to implement environmentally sensitive building and landscape design, such as green roofs or solar panels. This would increase the cost-effectiveness of building operation and further academic endeavors related to these technologies, while enhancing the campus setting, demonstrating environmental leadership within the region, and 'reducing climate change impacts through mitigation and adaptation' (of *FutureLV* Policy 3.4).

The LVPC recommends including landscaped islands within the parking areas to help manage rainwater runoff, reduce heat island effect and visually break up large areas of pavement (of *FutureLV* Policies 3.2, 3.4 and 5.3).

The project site is located within the Catasauqua Creek Watershed. This watershed has a fully implemented Act 167 Stormwater Management Ordinance. Comments related to our review of the project's stormwater management plan are included as Attachment 1.

Municipalities, when considering subdivision/land developments, 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,



Joseph Dotta  
Regional Planner

cc: Robert Lysek, Applicant; Scott Pasterski, Project Engineer/Surveyor; Executive Education Academy Charter School, Record Property Owner; David Petrik, City of Allentown Deputy Director of Public Works; Jesse Sadiua, City of Allentown Chief Planner; Brandon Jones, City of Allentown Planner; Lillian Bernstein, City of Allentown Assistant Planner.





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March xx, 2025

Ms. Jennifer Gomez, Director of Planning and Zoning  
City of Allentown  
435 Hamilton St.  
Allentown, PA 18101

**Re: Community Center Definition – Zoning Ordinance Amendment  
City of Allentown  
Lehigh County**

Dear Ms. Gomez:

The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, per requirements of the Pennsylvania Municipalities Planning Code (MPC). The meetings occur on:

- LVPC Comprehensive Planning Committee Meeting
  - March 25, 2025, at 12:00 PM
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The proposal makes amendments to Section 660-6 of the City of Allentown Zoning Ordinance to alter the definition for community center to remove the meal service limitation of only senior citizens to all individuals. The petition originates from City of Allentown property owners, RCI Village Properties and Lehigh Conference of Churches.

This proposal aligns with several goals and policies outlined in *FutureLV: The Regional Plan* to improve access to food and daily needs for all people (*FutureLV* Policy 5.2). By removing specific mention of senior citizen, and replacing it with all individuals, it removes the potential ambiguity of those who qualify as senior citizens and supports adaptability of government (of *FutureLV* Policy 1.1).

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)].

Please feel free to reach out if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph Dotta". The signature is written in a cursive, flowing style with a prominent initial "J" and a long, sweeping underline.

Joseph Dotta  
Regional Planner

cc: Michael P. Hanlon, Applicant.



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Executive Director

March 18, 2025

Mr. Lee Rackus, Bureau Chief Planning, Zoning and Development  
Whitehall Township  
3219 MacArthur Rd  
Whitehall, PA 18052

**Re: Setback Dimensions – Zoning Ordinance Amendment  
Whitehall Township  
Lehigh County**

Dear Mr. Rackus:

The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, per requirements of the Pennsylvania Municipalities Planning Code (MPC). The meetings occur on:

- LVPC Comprehensive Planning Committee Meeting
  - March 25, 2025, at 12:00 PM
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The proposal makes amendments to the Whitehall Township Zoning Ordinance Chapter 27, Article IX Schedule of Permitted, Accessory, Special Exception and Conditional Uses, Sections 27-75 and 27-76. A reduction in side setbacks is proposed for single-family detached uses in the High Density Residential and High Density Residential Without Apartments (R-5 and R-5A) Districts. While this minor proposal is not a matter of regional concern, the Township updating its zoning ordinance provisions is a best practice for local governments and aligns with *FutureLV: The Regional Plan* (of Policy 1.4).

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)].

Please feel free to reach out if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph Dotta". The signature is fluid and cursive, with the first name "Joseph" written in a larger, more prominent script than the last name "Dotta".

Joseph Dotta  
Regional Planner





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Executive Director

March 18, 2025

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

**Re: Zoning Map Amendment – 8<sup>th</sup> Avenue and Martin Court  
City of Bethlehem  
Lehigh and Northampton Counties**

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. The LVPC will issue a follow-up letter after the Commission meeting if Commission members have any additional comments. Meeting participation details are below:

- LVPC Comprehensive Planning Committee Meeting (Virtual)
  - March 25, 2025, at 12:00 PM
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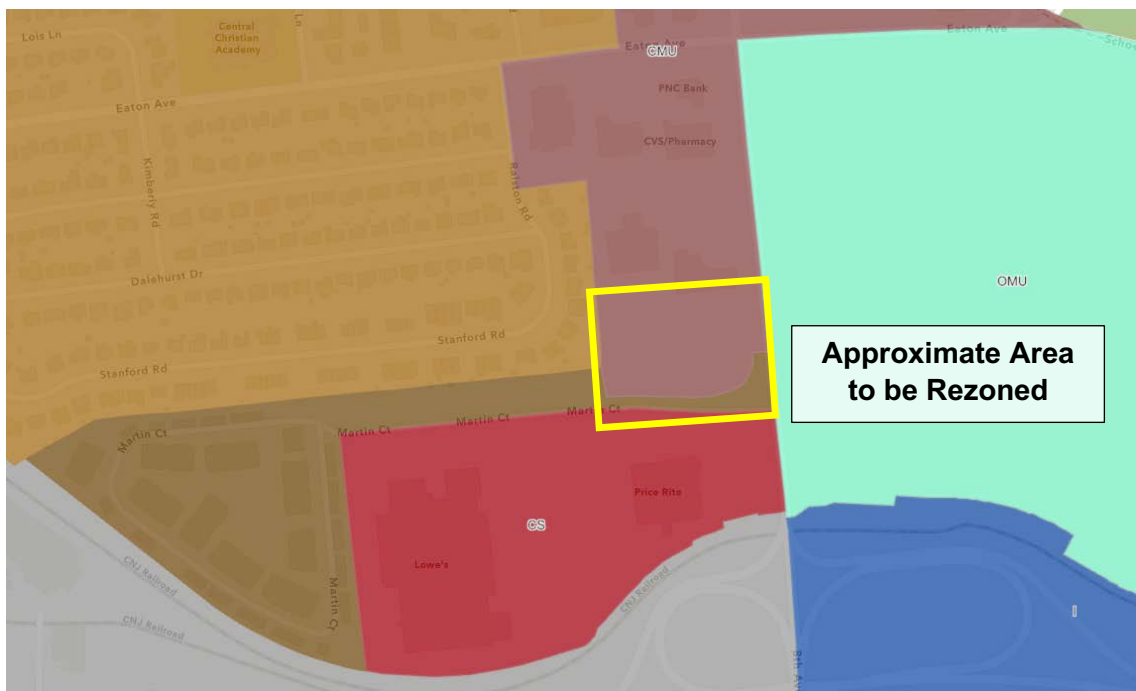
The application, submitted by a private petitioner, proposes to amend the City of Bethlehem Zoning Map by rezoning a four-acre portion of an 11-acre parcel from Mixed Use Commercial Zoning District (CMU) to Shopping Center Zoning District (CS). A small portion of the adjacent parcel is also proposed to be rezoned from High Density Residential Zoning District (RT) to CS District. The parcels are located at the northwest corner of Martin Court and 8<sup>th</sup> Avenue (parcel number 642811698449 and 642811001173).



Google Aerial Imagery

## Background

The site proposed to be rezoned is currently undeveloped. Existing commercial and medical office developments are to the north and south of the site, and a residential neighborhood is to the west. The former Martin Tower site is to the east, where medical facilities are under construction and commercial and residential uses are anticipated in the future. The area to be rezoned CS is located adjacent to the existing CS Zoning District to the south across Martin Court.



City of Bethlehem Zoning Map

### **Site Suitability**

Rezoning the site to CS is a logical extension of the existing CS District. The shopping center to the south is accessed via Martin Court, and the project site is physically separated from existing development in the CMU District to the north due to the sloping topography, and retaining walls were constructed to facilitate the existing development. The CS District permits a wider range of commercial land uses that increase opportunities for development of the site. The site's location near access points to Route 22 also supports facilitating development opportunities on the site.

The proposal to rezone the subject properties aligns with *FutureLV: The Regional Plan* by creating new development opportunities in areas where additional development can be accommodated. The project serves to 'match development intensity with sustainable infrastructure capacity' (of *FutureLV* Policy 1.1) and increases social and economic access to daily needs for all people (of Policies 4.5, 4.6 and 5.2).

The LVPC strongly recommends requiring a subdivision of the primary property and a lot line adjustment with the adjacent parcel to avoid split zoning. Determining property lines should occur prior to approving a zoning district change. Ensuring that parcel boundaries conform to individual zoning districts is a best practice in efficient land use regulation and better supports the land development process, administering the City Zoning Ordinance in the future, and supports a clear and consistent property tax assessment process (of Policy 1.4).

Municipalities, when considering ordinance and map amendments, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article I§105, Article III§303, §304 & §306(a), Article VI§603(j)]. Please send a copy of any final amendments that are adopted per the requirements of the MPC, and feel free to reach out if there are any questions about this review.

Sincerely,



Jill Seitz

Chief Community and Regional Planner

cc: Bettina Bubba, Assistant City Clerk