

# MUNICIPALITY OF BETHEL PARK

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING DECEMBER 10, 2025 @ 7:30 P.M.

#### COUNCIL CHAMBERS BETHEL PARK MUNICIPAL BUILDING

- A. ROLL CALL
- B. COMMUNICATIONS
- C. MINUTES
  - 1. Planning & Zoning Commission regular meeting, November 12, 2025
- D. CITIZENS COMMENTS
- E. OLD BUSINESS

- 1. **Emery Property Management, LLC**  
**Major Land Development #2025-0019**  
**Request for Preliminary / Final Plan Review**

An application to develop the property located at 2302 Bethel Church Road also referenced as County Tax Parcel ID 317-P-320. The plan proposes to raze the existing one-story building, renovate the existing 2-story building, construct a new car wash, construct a two tenant 5,208 square foot retail building with a drive-thru window, and construct additional off-street parking spaces, landscaping, and stormwater management facilities.

- 2. **Clean Express Auto Wash #623**  
**Major Land Development**  
**Request for Preliminary / Final Plan Review**

An application to redevelop the property located at 5100 Library Road. The plan proposes to retrofit a retail pharmacy building into an automated drive-thru car wash, utility improvements, modify the existing parking lot, and installation of accessory equipment.

3. **Ordinance Review – Zoning Ordinance Amendment**  
**An Ordinance of The Municipality of Bethel Park, Allegheny County, Pennsylvania, Repealing The Code Of Ordinances Chapter 69 Zoning, Section 69.35.7 Specific Standards for Chickens and Replacing it with a New Chapter 69 Section 69.35.7 Specific Standards for Chickens and Ducks.**
4. **Ordinance Review – Zoning Ordinance Amendment**  
**An Ordinance Of The Municipality Of Bethel Park, Allegheny County, Pennsylvania, Amending Chapter 69 (“Zoning”), Article II (“Rules And Definitions”) Section 69.8. (“Definitions”), To Add A Definition For “Adaptive Reuse,” And To Amend Article XXIII (“Requirements For Conditional Uses”) To Add New Section 69.92 Listing Express Conditions For Adaptive Reuse**

F. NEW BUSINESS - None

G. OTHER ITEMS - None

H. FUTURE MEETING DATES

- Planning and Zoning Commission regular meeting January 14, 2026.
- Planning and Zoning Commission workshop meeting January 28, 2026.

I. ADJOURNMENT