

# MUNICIPALITY OF BETHEL PARK

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING NOVEMBER 12, 2025 @ 7:30 P.M.

#### COUNCIL CHAMBERS BETHEL PARK MUNICIPAL BUILDING

- A. ROLL CALL
- B. COMMUNICATIONS - None
- C. MINUTES
  - 1. Planning & Zoning Commission regular meeting, October 8, 2025
  - 2. Planning & Zoning Commission workshop meeting, October 29, 2025
- D. CITIZENS COMMENTS
- E. OLD BUSINESS
  - 1. ***Motion for Recommendation***  
Conditional Use Application  
David & Mary Wagner Conditional Use Application No. 2025-0701  
Proposed Air BnB – Short Term Rental @ 5333 Madison Ave, Rear
  - 2. ***Motion for Recommendation***  
**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. The property is zoned C-2 General Commercial and is situated in Ward 4. Clean Express Auto Wash, LLC is the applicant. Arctrust is the property owner.

3. 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
  1. Motion to Confirm 2026 Meeting Dates and 7:00 start time
- H. FUTURE MEETING DATES
  1. Planning and Zoning Commission workshop meeting December 3, 2025
  2. Planning and Zoning Commission regular meeting December 10, 2025
- I. ADJOURNMENT