

MUNICIPALITY OF BETHEL PARK

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING APRIL 8, 2026 @ 7:00 P.M.

COUNCIL CHAMBERS

BETHEL PARK MUNICIPAL BUILDING

- A. ROLL CALL
- B. COMMUNICATIONS
- C. MINUTES – February 25, 2026, Workshop Meeting
March 25, 2026, Workshop Meeting
- D. CITIZENS COMMENTS
- E. OLD BUSINESS
 - 1. **Bethel Park Seven Brew**
Minor Land Development #2026-0066
Request for Preliminary / Final Plan Review

An application to develop the property located at 4000 Oxford Drive at the Village Square Mall also referenced as County Tax Parcel ID 319-M-300. The plan proposes the leasing of a .5-acre area encompassing a portion of the parking lot between the former TGIF Restaurant and the driveway accessing Oxford Drive opposite the Giant Eagle Market District for the construction of a 535 (±) square foot drive-through coffee shop.
- F. NEW BUSINESS
 - 1. **Myers Plan of Lots**
Major Subdivision #2026-0101
Request for Preliminary / Final Plan Review

An application to subdivide the property located at 4959 Highland Avenue, County Tax Parcel ID 393-H-123. The plan proposes to subdivide the 1.25-acre property into two lots. Proposed Lot 1 would consist of 0.7456 of an acre or 33,478 square feet, the existing two-story stone and frame dwelling and associated pool, wood shed, and fire pit. Proposed Lot 2 is sized at 0.5105 of an acre or 22,236 square feet having approximately 140 feet of frontage on Highland Avenue for access to a future single-

family dwelling. The lots are to be served by public water and public sewer and are zoned R-1 One Family Residential. Irwin Myers Living Trust is the owner and applicant.

2. Primrose School Franchising Company LLC

Rezoning Application #2026-0087

An application to rezone the property located at 391 McMurray Road, County Tax Parcel ID 668-H-025, from the current R-1 One Family Residential zoning designation to a C-3 Professional Service District zoning designation. Brentwood Real Property II, LLC is the owner. Primrose School Franchising Company LLC is the applicant.

G. OTHER ITEMS - None

H. FUTURE MEETING DATES

- Planning and Zoning Commission workshop meeting April 29, 2026.
- Planning and Zoning Commission regular meeting May 13, 2026.

I. ADJOURNMENT