

MUNICIPALITY OF BETHEL PARK

AGENDA

PLANNING & ZONING COMMISSION WORKSHOP MEETING

September 9, 2026 @ 7:00 P.M.

COUNCIL CHAMBERS

BETHEL PARK MUNICIPAL BUILDING

- A. ROLL CALL
- B. COMMUNICATIONS
- C. MINUTES – August 12, 2026, Regular Meeting
- D. CITIZENS COMMENTS
- E. OLD BUSINESS

1. **Emery Property Management, LLC**

Major Land Development Application #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 two (2) existing buildings, construct a new single-bay car wash, construct an 11,648 square foot 2-story multi-tenant retail building with a drive-thru lanes, and construct additional off-street parking spaces, landscaping, and stormwater management facilities. The property is zoned C-1 Neighborhood Commercial and is situated in Ward 5. Emery Property Management, LLC is the applicant. Territ Surveying & Design, LLC is the applicant's consultant.

- F. NEW BUSINESS - None

G. OTHER ITEMS

- 1. Review of and recommendation on a draft ordinance amending Chapter 69 (Zoning Ordinance) of the Municipality of Bethel Park Code of Ordinances to regulate Vape Shops as a permitted use subject to specified conditions.

H. FUTURE MEETING DATES

- Planning and Zoning Commission workshop meeting September 30, 2026.
- Planning and Zoning Commission regular meeting October 14, 2026.

I. ADJOURNMENT