

MUNICIPALITY OF BETHEL PARK

PLANNING AND ZONING COMMISSION MEETING

**June 12, 2019
MINUTES**

Chairman Mark Viehman called to order the June 12, 2019 Regular Meeting of the Bethel Park Planning and Zoning Commission at approximately 7:00 pm in the Council Chambers of the Municipal Building.

A. ROLL CALL

Present were: Mr. Fisher, Mr. Grandillo, Mr. Mingrone, Mr. Raeder, Ms. Rios-Myers, Ms. Smith and Mr. Viehman.

Also present: John Trant, Municipal Planner; John Quinlisk, Environmental Engineer

B. COMMUNICATIONS

Mr. Viehman asked if there were any communications. Ms. Rios-Myers noted the May 29, 2019 Workshop Summary.

Memos were received from Bethel Pines Subdivision and American Natural Retail requesting to be tabled as well as from Gateway Engineers with comments on each application.

C. APPROVAL OF MINUTES

A motion was made by Ms. Rios-Myers and seconded by Mr. Fisher to approve the minutes of the meeting of May 8, 2019. The motion was approved with seven (7) in favor and none opposed.

D. CITIZENS COMMENTS

Mr. Viehman asked if there were any citizen's comments. There was none.

E. OLD BUSINESS

Mr. Viehman asked if there was any old business. There was none.

F. NEW BUSINESS

- 1) **Application # 2019-0346:** Bethel Pines Subdivision, Major Subdivision, Demare Drive, Property Lot & Block #s 392-A-65, 392-A-110, & 392-A-76, FC Bethel LLC – Bethel Pines – Applicant, Current Zoning R-2 & R-3, Ward 8

A motion was made by Mr. Raeder and by Mr. Mingrone to recommend tabling the application for this meeting. The motion was approved with seven (7) in favor and none opposed.

- 2) **Application # 2019-0347**: Bethel Pines Major Land Development, Demare Drive, Property Lot & Block #s 392-A-65, 392-A-110, & 392-A-76, FC Bethel LLC – Bethel Pines – Applicant, Current Zoning R-2 & R-3, Ward 8

A motion was made by Mr. Raeder and by Mr. Mingrone to recommend tabling the application for this meeting. The motion was approved with seven (7) in favor and none opposed.

- 3) **Application # 2019-0348**: Bethel Park American Natural , Major Land Development, Cool Springs Drive, Property Lot & Block # 316-E-10 – Pending Subdivision, Perdita Holdings LLC/Andrea Feinstein – Applicant, Current Zoning R-3 to Proposed C-2 (Rezoning Application Currently Under Review), Ward 5

A motion was made by Mr. Raeder and by Mr. Mingrone to recommend tabling the application for this meeting. The motion was approved with seven (7) in favor and none opposed.

- 4) **Application # 2019-0349**: Proposed South Hills Village Mall Redevelopment, Final Planned Land Development, Major Land Development, 301 South Hills Village, Municipality of Bethel Park/Upper St Clair Township, PA. Property Lot & Block #s 394-C-250 & 394-C-200, South Hills Village Associates, LP – Applicant, Current Zoning C-2, Ward 7

A motion was made by Ms. Rios-Myers and by Mr. Mingrone to recommend approval of Application 2019-349: South Hills Village Mall Redevelopment, Final Planned Land Development, Major Land Development with the following conditions:

- Applicant addresses Gateway’s comments as noted in their June 12, 2019 letter.
- A written plan must be provided to the Municipality in regards to the installation of security cameras to the satisfaction of the Police Chief prior to the filing of the Land Development Plan.
- Proposed fencing shall not exceed the maximum height requirement of the ordinance from ground level.

The motion was approved with seven (7) in favor and none opposed.

G. OTHER ITEMS

There were no other items.

H. ADJOURNMENT

A motion to adjourn was made by Ms. Raeder and seconded by Mr. Mingrone. All were in favor and the meeting was adjourned at approximately 8:00 p.m.