

MUNICIPALITY OF BETHEL PARK

PLANNING AND ZONING COMMISSION MEETING

JANUARY 8, 2020

MINUTES

Chairman Mark Viehman called to order the January 8, 2020 Regular Meeting of the Bethel Park Planning and Zoning Commission at approximately 7:30 pm in the Council Chambers of the Municipal Building.

A. ROLL CALL

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

Also present: John Quinlisk, Environmental Engineer, and Emily Moldovan, Municipal Planner

B. COMMUNICATIONS

Mr. Viehman asked if there were any communications. Ms. Cready noted the meeting minutes from the December 11, 2019 meeting.

C. APPROVAL OF MINUTES

The December 11, 2019 minutes were approved. The motion was approved with eight (8) in favor and none opposed.

D. CITIZENS COMMENTS

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

E. OLD BUSINESS

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

F. NEW BUSINESS

- 1. Application # 2019-0822:** Dream Greener Lawn & Landscape LLC Consolidation Plan, Major Subdivision, 4991 Library Road, Property Lot & Block #s 392-F-225, 392-F-215, 392-F 175, 392-F-200, 392-F-165, 392-G-110, 392-F-305, & 392-G-120, Dream Greener Lawn & Landscape LLC – Applicant, Current Zoning C-2, Ward 4

Ray Gusty from FMG and John Stanton from Dream Greener Lawn & Landscape LLC. Mr. Gusty indicated that it was a Consolidation Plan and Subdivision Plan in one. Three lots would be consolidated into Parcel A which will be the Dream Green Business, Parcel B & C will be residential lots.

Mr. Viehman asked staff if they had any comments. Ms. Moldovan indicated that all comments from the workshop meeting had been addressed. She feels that the approval should include the recording of any easements with the plan. Mr. Gusty indicated that easements would be determined during the Land Development portion of the design. Once they are known they will be included on the plan.

Mr. Quinlisk indicated that a note was added to the plan concerning the sewage module.

Ms. Rios-Myers made a motion to approve Application #2019-0822 with the condition that all easements be recorded with the plan. The motion passed eight (8) in favor and none opposed.

- 2. Application # 2019-0707:** Capital Telecom Conditional Use, 5412 Enterprise Blvd., Property Lot & Block #567-K-12, Capital Telecom Holdings, LLC, and Pittsburgh SMSA Limited Partnership DBA Verizon Wireless- Applicant, Current Zoning MLI, Ward 1

Joe Perotti was speaking on behalf of Capital Telecom and Verizon. Mr. Perotti explained that 125' monopole is proposed in the Industrial Park. He explained that the first step in the process was to review existing towers in the area and determine if those towers could fill the gap in coverage. In this case the data indicated that a new tower was required. The tower will not be maned and there will be no utilities provided and therefore it will only be visited for maintenance needs. Verizon will be the primary user of the facility; however, it is built to support other tenants as needed.

Ms. Moldovan indicated that this was a Conditional Use Application. She explained that the next step is to go to Council to set the public hearing. She also indicated that there were certain items that were not shown on the plans but would be part of the building permit process. Planning Commission indicated that no conditions as to the building permit process were needed.

Mr. Quinlisk indicated that the next step is Land Development which will require grading and stormwater management.

Mr. Viehman said that he liked the new location better than the last one where the tower effected residential property.

Ms. Rios-Myers asked the applicant if they asked Bethel Park residents if they were having issues. Mr. Perotti stated that a computer program is used to identify where issues are present, calls are dropped or systems are overloaded. No formal survey was ever taken by residents, just the program issued.

Mr. Mingrone asked if this facility would impact other towers in the area. Mr. Perotti indicated that they will not have any issues. Every company has a different frequency.

Mr. Viehman asked what happens when 5G comes into the town, will this tower be useless? The applicant indicated that sometimes lower towers are needed but more of them.

Ms. Smith asked how soon it will be until another tower is needed. The applicant indicated that they tried to make it big enough and a high enough frequency so that a new tower isn't necessary.

Mr. Grandillo questioned why the applicant wants to build a 4G tower rather than a 5G tower. The applicant indicated that the tower can be used for 5G as well as 4G. 5G is mainly used in the high density areas.

Ms. Rios-Myers made a motion to recommend Approval. The motion passed eight (8) in favor and none opposed.

G. OTHER ITEMS:

1. Proposed Zoning Ordinance Amendment: Beekeeping Ordinance.

Ms. Moldavan updated the Commission that the working draft has been updated with the solicitor's comments and formatting. The only outstanding item is to put a maximum density on the number of hives. Six (6) was decided and agreed upon by the Commission.

Ms. Rios-Myers made a motion to approve the ordinance and provide it to Council for review and approval. The motion passed eight (8) in favor and none opposed.

2. Proposed Zoning Ordinance Amendment: Sidewalk Ordinance.

Ms. Moldavan indicated that at this time the sidewalk ordinance will be on hold until staff can review other codes and make a recommendation as to how it should look. Ms. Moldavan indicated that code updates are needed for the repair aspect of the sidewalk.

There was a discussion on sidewalk delay agreements and if the Municipality can potentially call them.

3. Election of Officers

Mr. Viehman was nominated as Chairman. The motion passed eight (8) in favor and none opposed.

Mr. Raeder was nominated as Vice Chairman. The motion passed eight (8) in favor and none opposed.

Ms. Rios-Myers was nominated as Secretary. The motion passed eight (8) in favor and none opposed.

4. Mr. Viehman presented the Planning Commission Annual Report. A motion was made and a motion passed eight (8) in favor and none opposed.

H. ADJOURNMENT

A motion to adjourn was made by Mr. Raeder, and seconded by Ms. Rios-Myers. All were in favor and the meeting was adjourned at approximately 8:20 p.m.