

**MUNICIPALITY OF BETHEL PARK  
MINUTES**

**PLANNING AND ZONING COMMISSION REGULAR MEETING  
July 8, 2020 @7:30 P.M.**

**COUNCIL CHAMBERS  
BETHEL PARK MUNICIPAL BUILDING**

Chairman Mark Viehman called to order the July 8, 2020 Regular Meeting of Bethel Park Planning and Zoning Commission

A. ROLL CALL

Present were: Mr. Viehman, Mr. Grandillo, Ms. Rios-Meyers, Mr. Mingrone, Mr. Raeder, Ms. Stare and Mr. Hudzik

Not present were: Ms. Cready and Ms. Smith

Also present: Stacey L. Graf, P.E.; Director of Engineering and Jeffrey Winkle, Municipal Planner

B. COMMUNICATIONS

None

C. MINUTES - Approval of Minutes – May 13, 2020

The May 13, 2020 minutes were approved. The motion was approved with seven (7) in favor, none opposed.

D. CITIZENS COMMENTS

None

E. OLD BUSINESS

- 1) **Application # 2020-0137:** Cool Springs Rezoning, 3001 Cool Springs Drive, Property Lot & Block # 316-E-10, Penn Cove Capital – Applicant, Current Zoning R-3 to Proposed Zoning R-T, Ward 5  
TLD 08-18-2020

*Bill Moldovan, RLA, Project Manager and Jeffrey DePaolis, P.E., Principal with Civil and Environmental Consultants, Inc. presented the rezoning request on behalf of the applicant William Limpert and Penn Cove Capital Group.*

*Ms. Rios-Myers a motion and seconded by Mr. Raeder to recommend for approval the Cool Springs Rezoning application with the following conditions of approval to be considered by Municipal Council:*

1. *Any future development of the subject parcel (or any portion thereof) shall require submittal of a traffic impact study concurrent with the application for land development. The scope of the traffic study shall be defined by the Municipal Engineer, in conjunction with PennDOT, and include at a minimum the following intersections: proposed site access drive on Hamilton Road, the intersection of Hamilton Road and Baptist Road, and the intersection of Baptist Road and Cool Springs Drive. The study shall include vehicle trip generations for the American Natural development or actual vehicle trip counts if the American Natural development is constructed and occupied at the time of the proposed development on the subject parcel. Any transportation improvements required pursuant to the Municipality's subdivision and land development ordinance shall be constructed by the developer of the subject parcel.*
2. *A formal subdivision plan application shall be presented to the Planning and Zoning Commission for review and consideration prior to Municipal Council holding a public hearing on the rezoning request.*

*The motion passed six (6) in favor and one (1) (Ms. Rios-Myers) opposed.*

F. NEW BUSINESS

None

G. OTHER ITEMS

None

H. ADJOURNMENT

A motion to adjourn was made by Mr. Mingrone, and seconded by Mr. Raeder. All were in favor and the meeting was adjourned.