

**MUNICIPALITY OF BETHEL PARK  
MINUTES**

**PLANNING AND ZONING COMMISSION REGULAR MEETING  
MAY 12<sup>TH</sup> @7:30 P.M.**

**COUNCIL CHAMBERS  
BETHEL PARK MUNICIPAL BUILDING**

Rick Raeder, Vice Chairman called to order the May 12, 2021 Regular Meeting of Bethel Park Planning and Zoning Commission.

A. ROLL CALL

Present were: Ms. Cready, Mr. Grandillo, Mr. Hudzik, Mr. Mingrone, Mr. Raeder and Ms. Stare  
Also in attendance: Jeffrey Winkle, Interim Municipal Planner

B. MINUTES - Approval of April 14, 2021 meeting minutes.

Motion to approve the minutes by Ms. Cready and seconded by Mr. Grandillo.  
Motion passed 6-0.

C. OLD BUSINESS

D. NEW BUSINESS

- **Application #2021-0156:** The Enclave at Cool Springs Major Land Development, corner of Hamilton Road and Baptist Road, Property Block & Lot #316-E-10. Applicant: Penn Cove Group Capital, LLC, Zoning District R-T Townhouse Dwelling Residential District Ward 5

William Limpert with Penn Cove Group Capital and Bill Moldovan with CEC representing the application.

Motion to recommend approval of Application #2021-0156, The Enclave at Cool Springs Major Land Development made by Ms. Cready and seconded by Ms. Stare. Discussion by members and motion made by Mr. Gandillo to amend the recommendation for applicant to provide an emergency exit at the proposed hammerhead drive location for access to the Cool Springs complex. Motion amendment seconded by Mr. Mingrone. Motion made by Ms. Cready and seconded by Ms. Stare to recommend approval of the Application #2021-0156, The Enclave at Cool Springs Major Land Development with modifications as presented by the applicant. Vote on motion 6-0.

- **Application #2021-0158:** The Enclave at Cool Springs Final Major Subdivision, corner of Hamilton Road and Baptist Road, Property Block & Lot #316-E-10. Applicant Penn Cove Group Capital, LLC, Zoning District R-T Townhouse Dwelling Residential District, Ward 5.

William Limpert with Penn Cove Group Capital and Bill Moldovan with CEC representing the application.

Motion by Ms. Cready and seconded by Mr. Grandillo to recommend approval of The Enclave at Cool Springs Final Major Subdivision. Vote on motion 6-0.

E. OTHER ITEMS

F. ADJOURNMENT

Meeting adjourned at 8:03 pm.