

**MUNICIPALITY OF BETHEL PARK
MINUTES**

**PLANNING & ZONING COMMISSION REGULAR MEETING
JULY 14, 2021 @ 7:30 P.M.**

**COUNCIL CHAMBERS
BETHEL PARK MUNICIPAL BUILDING**

Mark Viehman, Chairman called to order the July 14, 2021 Regular Meeting of Bethel Park Planning and Zoning Commission.

A. ROLL CALL

Present were: Mr. Viehman, Mr. Grandillo, Mr. Hudzik, Mr. Raeder, Mr. Mingrone and Mr. Riley.

Also in attendance: Lorrie Gibbons, Council and Jeffrey Winkle, Municipal Planner

B. COMMUNICATIONS - None

C. MINUTES – Approval of Minutes – June 9, 2021

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

D. CITIZENS COMMENTS - None

E. OLD BUSINESS - None

F. NEW BUSINESS

- 1) Application # 2021-0524:** Ed Baksh, applicant on behalf of POPEYE’S Chicken, requests major land development for a drive-thru restaurant on property located at 5055 Library Rd, Property Lot & Block # 392-K-300. Current zoning is C-2 Commercial District, Ward 4.

Josh Scanlon, P.E. with Gateway Engineers was present on behalf of application. Planning & Zoning Commission had discussion on stormwater management for the Bethel Park Shopping Center and flooding concerns.

Motion by Mr. Raeder and seconded by Mr. Mingrone to recommend approval of Application #2021-0524. Motion passed 5-1 with Mr. Raeder voting no.

- 2) **Application # 2021-0533:** Bill Ring, applicant for Presidential Plaza/Commerce Partnership, requests a preliminary and final major land development for a retail building located at 1680 Washington Road, Lot & Block #319-M-140. Current zoning is C-2 Commercial District, Ward 5.

Ed Moore, P.E. with Sheffler Engineers and Bill Ring were present on behalf of the application.

Motion by Mr. Raeder and seconded by Mr. Grandillo to recommend approval of Application #2021-0533. Motion passed 6-0.

- 3) **Application # 2021-0536:** Tom Cregan, applicant for Genesis Outdoor Advertising, requests conditional use of property located at Library Road and Hillside Drive for a billboard sign, Lot & Block #317-G-290. Current zoning is M Manufacturing Ward 5.

Tom Cregan applicant and Rich Erenberg property owner were present on behalf of the application.

Discussion among the Planning & Zoning Commission members regarding applicant not providing all information to members in a timely manner. Applicant provided an exhibit which he claimed would demonstrate what sign could look like traveling south along Library Road. Commission requested applicant provide additional information regarding illumination and cross-section drawings of sign.

Lori Wasco, resident at 4533 Mollenauer Street spoke in opposition the application.

Motion made by Mr. Raeder and seconded by Mr. Mingrone to table application #2021-0536 until the August 11th meeting. Motion passed to table 6-0.

- 4) **Application #2021-0539:** Marina Siegert, applicant for Bethel Park Animal Clinic, requests a final minor land development for a parking lot addition on the property located at 4792 Library Rd, Lot & Blocks #317-P-254 and 317-N-260. Current zoning is R-3 One-Family Dwelling District, Ward 5.

Marina Siegert owner and Tom Swisher were present on behalf of the application.

Motion by Mr. Raeder and seconded by Mr. Mingrone to recommend approval of application #2021-0539. Motion passed 6-0.

G. ADJOURNMENT – Meeting adjourned at 8:25 pm.