

**MUNICIPALITY OF BETHEL PARK
MINUTES**

**PLANNING & ZONING COMMISSION REGULAR MEETING
AUGUST 11, 2021 @ 7:30 P.M.**

**COUNCIL CHAMBERS
BETHEL PARK MUNICIPAL BUILDING**

Mark Viehman, Chairman called to order the August 11, 2021 Regular Meeting of Bethel Park Planning and Zoning Commission.

A. ROLL CALL

Present in attendance: Mr. Viehman, Mr. Grandillo, Mr. Hudzik, Mr. Raeder, Mr. Mingrone and Mr. Riley, Ms. Stare and Ms. Cready (virtually at 7:34).

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

B. COMMUNICATIONS - None

C. MINUTES – Approval of Minutes – July 14, 2021

Motion to approve the minutes by Mr. Raeder and seconded by Mr. Mingrone.

Motion passed 7-0.

D. CITIZENS COMMENTS - None

E. OLD BUSINESS

- 1) **Application # 2021-0536:** Tom Cregan, applicant 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 was present on behalf of the application.

Jeff Winkle discussed information on the application which was provided to the Planning & Zoning Commission. There was discussion on the lighting color and renderings not being provided for review as discussed at previous meeting. Mr. Raeder noted that he would be abstaining from the vote.

Mr. Viehman noted to applicant two sections of the ordinance that conditional uses need to be in harmony with the surrounding area and operations may not be objectionable.

Motion by Ms. Stare and seconded by Mr. Mingrone to recommend approval of application #2021-0536. Motion for approval or application failed by a vote of zero (0) in favor and seven (7) no votes with Mr. Raeder abstaining. Application is denied.

- 2) **Application #2021-0529:** Marc Newman, applicant on behalf of Centro NP of Bethel Park, requests a preliminary and final major subdivision in the Bethel Park Shopping Center located at 5055-5125 Library Road, Lot & Block #392-K-300. Current zoning is C-2 Commercial District, Ward 4.

Mr. Bill Sitting, attorney was present on behalf of the application.
Planning & Zoning members discussed the need for stormwater management for the entire shopping center site.

Motion by Mr. Raeder and seconded by Mr. Mingrone to recommend approval of application #2021-0529. Motion passed 8-0.

F. NEW BUSINESS

- 1) **Application # 2021-0620:** Frank & Lynne Knight of 3300 Thornwood Drive and Edward Schmidt of 3298 Thornwood Drive request a street vacation of Barlynn Drive, an unopened road, from the Ruthfred Acres No. 4 plan of lots. The unopened road is located between property Lot & Block #'s 568-H-110 and 568-H-98. Current zoning is R-1, One-Family Residential District, Ward 7.

Motion by Mr. Raeder and seconded by Ms. Stare to recommend approval of application #2021-0620. Motion passed 8-0.

- 2) **Application # 2021-0622:** Ed Moore, agent applicant on behalf of 150 Hillside Drive Investors, LP, requests a preliminary and final major land development for a 6,000 sq. ft. automobile repair building located at 150 Hillside Drive, Lot & Block #317-G-300. Current zoning is M, Manufacturing District, Ward 5.

Mike Lenkner was present on behalf of the application.
Motion by Ms. Stare and seconded by Mr. Mingrone to recommend approval of application #2021-0622. Motion passed 7-0 with Mr. Raeder abstaining.

G. ADJOURNMENT – Meeting adjourned at 8:27 pm.