

**MUNICIPALITY OF BETHEL PARK
MINUTES**

**PLANNING & ZONING COMMISSION REGULAR MEETING
NOVEMBER 10, 2021 @ 7:30 P.M.**

**COUNCIL CHAMBERS
BETHEL PARK MUNICIPAL BUILDING**

Mark Viehman, Chairman called to order the November 10, 2021 Regular Meeting of Bethel Park Planning and Zoning Commission.

A. ROLL CALL

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

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

B. COMMUNICATIONS - None

C. MINUTES – Approval of Minutes – October 13, 2021

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

Motion passed 6-0 with Ms. Stare abstaining due to not being at meeting.

D. CITIZENS COMMENTS - None

E. OLD BUSINESS

- 1) **Application # 2021-0823:** Laura Trendler of McBride Dale Clarion, applicant for Huntington Bank, requests a preliminary and final major land development for a bank building located at 2600 Oxford Drive, Lot & Block #319-M-300. Current zoning is C-2, Ward 8.

Plan presented by Austin Hahn and Laura Trendler and Ben Kelly with Oxford Development. Planning & Zoning Commission members had questions on truck movements within site, storm sewer report and Oxford Developments agreement on parking and internal access for site.

Motion by Mr. Raeder and seconded by Mr. Mingrone to recommend application #2021-0823 for the Huntington Bank Land Development with conditions that the applicant provide a full stormwater inspection report on the storm sewer system prior to Municipal Council review and the items listed on the Oxford Development letter dated November 9, 2021 are part of approval for site plan. Motion passed 7-0.

F. NEW BUSINESS - None

G. OTHER ITEMS – Zoning Ordinance Update

Discussion to add sign revisions to be provided by Mr. Raeder. Brandi Roselli with Mackin Engineering provided a timeline for next steps in process for approval to be send to Allegheny County Economic Development department for review and solicit public comments on draft ordinance. A public hearing on ordinance will be held in front of Council.

Motion by Mr. Raeder and seconded by Mr. Mingrone to recommend the Zoning Ordinance Update with conditions on signs as noted. Motion passed 7-0.

H. ADJOURNMENT – Meeting adjourned at 8:37 pm.