

**MUNICIPALITY OF BETHEL PARK
MINUTES**

**PLANNING & ZONING COMMISSION REGULAR MEETING
DECEMBER 8, 2021 @ 7:30 P.M.**

**COUNCIL CHAMBERS
BETHEL PARK MUNICIPAL BUILDING**

Mark Viehman, Chairman called to order the December 8, 2021 Regular Meeting of Bethel Park Planning and Zoning Commission.

A. ROLL CALL

Present in attendance: Mr. Viehman, Mr. Hudzik (virtually), Mr. Raeder, Mr. Mingrone, Ms. Stare, Mr. Riley, Mr. Grandillo and Ms. Cready (virtually).
Also in attendance: Jeffrey Winkle, Municipal Planner and Lorrie Gibbons, Council liaison

B. COMMUNICATIONS - None

C. MINUTES – Approval of Minutes – November 10, 2021

Motion to approve the minutes by Mr. Raeder and seconded by Mr. Mingrone.
Motion passed 8-0, approved.

D. CITIZENS COMMENTS - None

E. OLD BUSINESS

F. NEW BUSINESS

- 1) **Application # 2021-0970:** Michael & Doreen Klipsic of 3281 Thornwood Drive requests a street vacation of Linwood Drive, an unopened road from the Thornwood No. 2 Plan of Lots. The unopened road is located between property Lot & Block #'s 568-H-26 and 568-H-19. Current zoning is R-3, Ward 7.

Mr. Klipsic was present on behalf of request. The Commission had no additional questions or comments for applicant.

Motion by Mr. Raeder and seconded by Mr. Mingrone to recommend approval of the application as presented. Motion passed 8-0, approved.

- 2) **Application # 2021-0949:** Tom Cregan, applicant for Genesis Outdoor Advertising, requests Conditional Use for a Billboard Sign to be located at Library Road and Hillside Drive on Lot & Block # 317-G-290. Current zoning C-2 Commercial District, Ward 5.

Mr. Tom Cregan was present for the application and provided correspondence to the Commission related to a billboard proposal in Castle Shannon. Mr. Graham Ferry, Engineer for project presented his opinion that the plans meet all zoning requirements as submitted. James Schultheis, lighting consultant, presented that lighting will be automatic on dimming and discussed documentation from Watchfire that was submitted as part of application. Jeff Golvash attorney with Golvash and Epstein presented as legal representation for the applicant. Jeffrey Winkle, Municipal Planner read through a memo written to the P&Z Commission dated December 6, 2021 outlining the four sections of the zoning ordinance which the application as submitted does not adequately and sufficiently address or meet the requirements as written in specific sections of the zoning ordinance. After lengthy discussion between the Commission, the applicant and his consultants, Mr. Golvash, attorney, requested the applicant be permitted a sixty (60) day extension of time continuance in order to review the municipal staff comments and address comments from the Commission. The continuance request was agreed upon by the applicant and Commission. It was noted that municipal staff will forward a formal time limit extension request to applicant the next day for signature. Applicant will submit additional supporting information by January 10th in order to be heard at the January 26th P&Z workshop meeting.

Application tabled at this time.

G. OTHER ITEMS

Upcoming meetings:

Planning and Zoning Commission workshop meeting January 5, 2022.

Planning and Zoning Commission regular meeting January 12, 2022.

Jeffrey Winkle announced to Commission this would be his last meeting as he accepted a new position elsewhere. Thanks to the Planning & Zoning Commission as a great board to work with.

Wishing everyone a safe and enjoyable Holidays!

H. ADJOURNMENT – Meeting adjourned at 8:52 pm.