

**MUNICIPALITY OF BETHEL PARK  
MINUTES**

**PLANNING & ZONING COMMISSION REGULAR MEETING  
January 12, 2022 @ 7:30 P.M.**

**COUNCIL CHAMBERS  
BETHEL PARK MUNICIPAL BUILDING**

Mark Viehman, Chairman called to order the January 12, 2022 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 (virtually), Mr. Riley, Mr. Grandillo and Ms. Cready (virtually).  
Also in attendance: Joe Janosik, Council Liaison, Kirsten Primm, Municipal Planner, and Stacey Graf, Director of Engineering.

Nomination and election of Chairman, Vice Chairman, and Secretary for 2022

1. Nomination by Mr. Raeder for Mark Viehman to be Chairman
  - a. Seconded by Mr. Mingrone, motion passed 7-0
2. Nomination by Mr. Grandillo for Rick Raeder to be Vice Chairman
  - a. Seconded by Mr. Hudzik, motion passed 7-0
3. Nomination by Mr. Raeder for Heather Cready to be Secretary
  - a. Seconded by Mr. Mingrone, motion passed 7-0

**B. COMMUNICATIONS - None**

**C. MINUTES – Approval of Minutes – December 8, 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**

- 1) **Application # 2021-0977**: William Ring, applicant for Commerce Group, requests a final major subdivision in the Presidential Plaza located at 1680 Washington Road, Lot & Block #319-M-140. Current zoning is C-2 Commercial District, Ward 5.

Motion by Mr. Raeder and seconded by Mr. Mingrone to recommend approval of the application, contingent upon all Municipal and Engineering comments being met. Motion passed 8-0, approved.

F. NEW BUSINESS

- 1) **Application # 2021-1017:** Sheryl Mangine, applicant for PNC Bank, requests a sub-minor land development 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.

Ms. Kim Gales was present for the application and provided correspondence to the Commission related to PNC Bank Kiosk in the Bethel Park Shopping Center. A representative from Brixmor Property Group was not present. Planning Commission went on the record to say that it is apparent there are no plans for Brixmor Property Group to assist with stormwater management on the site, after repeated requests. Multiple members of the Commission expressed this concern prior to the vote.

Motion by Mr. Raeder and seconded by Mr. Grandillo to approve the application as presented. Motion tied 4-4, denied.

- 2) **Application # 2021-1036:** Gregory Kawalkin & Daniel Odinski request a minor subdivision of properties located at 5042 Hartlin Drive and 333 Horning Road, Lot & Block #'s 392-H-156 and 392-H-231. Current zoning is R-3, Ward 4.

Motion by Mr. Raeder and seconded by Mr. Hudzik to approve of the application as presented. Motion passed 8-0, approved.

- 3) **Application # 2021-1072:** Glenn Yocca for Sparrow Applied Designs requests street vacation of Lindermer Street, an unopened road from the Zimmerly No. 28 Plan of Lots. The unopened road is located between property Lot & Block #'s 392-F-225, 392-B-175, 392-B170, 392-F-260, 392-F-261, 392-F-263, 392-F-266, 392-F-269. Current zoning is C-2 Commercial, Ward 4

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

G. OTHER ITEMS

Upcoming meetings:

Planning and Zoning Commission workshop meeting January 26, 2022.

Planning and Zoning Commission regular meeting February 9, 2022.

H. ADJOURNMENT – Meeting adjourned at 8:18 pm.