

**MUNICIPALITY OF BETHEL PARK  
MINUTES**

**PLANNING & ZONING COMMISSION REGULAR MEETING  
FEBRUARY 9, 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 John Oakes, Council Member – Ward 3

B. COMMUNICATIONS - None

C. MINUTES – Approval of Minutes – January 12, 2022

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

Motion passed 8-0, approved.

D. CITIZENS COMMENTS

Ms. Beth Merry of 471 Parkridge Drive spoke in opposition of Application #2021-1070.

Ms. Deb Schmitt of 468 Parkridge Drive spoke in opposition of Application #2021-1070.

E. OLD BUSINESS

- 1) **Application # 2021-0949:** 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 C-2 Commercial District, Ward 5.

Motion by Mr. Raeder and seconded by Mr. Mingrone to recommend approval of the application. Motion passed 6-1-1, denied.

- 2) **Application # 2021-1070:** Ryan Wotus for Rodney Ambrogi Revocable Trust requests rezoning of properties addressed as 414, 422, 444 McMurray Road. Total acreage of area is

18.2 acres. Lot & Block #'s 668-H-120, 668-H-110, 668-H-85, 668-H-200-1, 667-E-119-01. Current zoning is C-1, Neighborhood Commercial, R-T, Townhouse Dwelling and OS, Open Space Overlay. Request for C-2, Commercial District zoning. Ward 3.  
Motion by Mr. Raeder and seconded by Mr. Mingrone to recommend approval of the application. Motion passed 8-0, approved.

- 3) **Application # 2021-1071:** Glenn Yocca for Sparrow Applied Designs requests preliminary major land development of 4945, 4947, 4949, 4965, 4969 & 4973 Library Rd & 106, 108, 110, 112, 114, 116 & 118 Broughton Rd. Property Lot & Block #'s 392-B-210, 392-B-196, 392-B-192, 392-B-190, 392-B-187, 392-B-185, 392-B-189, 392-B-117, 392-B-175, 392-B-250, 392-B-265, 392-B-268. Current zoning is C-2, Ward 4. – **CONTINUED TO FEBRUARY 23<sup>rd</sup> MEETING**

F. NEW BUSINESS

Discussion on draft Zoning Ordinance update

G. OTHER ITEMS

Upcoming meetings:

Planning and Zoning Commission workshop meeting February 23, 2022.

Planning and Zoning Commission regular meeting March 9, 2022.

H. ADJOURNMENT – Meeting adjourned at 9:01 pm.