

**MUNICIPALITY OF BETHEL PARK
MINUTES**

**PLANNING & ZONING COMMISSION REGULAR MEETING
AUGUST 10, 2022 @ 7:30 P.M.**

**COUNCIL CHAMBERS
BETHEL PARK MUNICIPAL BUILDING**

Mark Viehman, Chairman called to order the August 10, 2022 Regular Meeting of Bethel Park Planning and Zoning Commission.

A. ROLL CALL

Present in attendance: Mr. Viehman, Mr. Raeder, Mr. Grandillo, Mr. Riley, Ms. Stare, and Mr. Tiano.

Also in attendance: Joe Janosik, Council Liaison, and Kirsten Primm, Municipal Planner.

B. COMMUNICATIONS – None

C. MINUTES – Approval of Minutes – July 13, 2022

Motion to approve the minutes by Mr. Raeder and seconded by Mr. Grandillo.
Motion passed 6-0, approved.

D. CITIZENS COMMENTS

Mike Miller of 504 Sonnybrook Ct. and Sonnybrook Ct. HOA President, expressed concerns regarding this development and the traffic study utilizing theoretical data.

E. OLD BUSINESS

- 1) **Application # 2022-0454:** Emily Mitchell of A.R. Building Company requests a final major land development and lot consolidation for an apartment building located at 2498-2521 South Park Road, Lot & Block #'s 475-K-125, 475-K-135, 475-K-140, and 475-K-150. Current zoning R-4 Multiple-Family Dwelling District, Ward 4.

Kim Gales of J.R. Gales & Associates, Inc., Emily Mitchell of A.R. Building Company, and Jeff DePaolis of Civil & Environmental Consultants, Inc. were present and discussed updates to the plans and discuss the traffic study results.

Ms. Stare requested to go on the record to note that the proposed major land development is on a parcel that is properly zoned for this use and the applicant has met all requirements of the Municipal Code and have met requests that are not required in the Zoning Ordinance. Ms. Stare also noted that the proposed development is consistent with three major goals of *Blueprint Bethel Park* including building a thriving downtown and connectivity, supporting small businesses, and meeting the Municipality's changing demographics. Ms. Stare added that stormwater management and traffic are major concerns of the Municipality, and the applicant meets and exceeds Ordinance requirements for stormwater runoff and the traffic study has proved that the intersections in question will not be impacted by this project but are also priority transportation projects outlined in *Blueprint Bethel Park*.

Motion made by Mr. Raeder and seconded by Mr. Grandillo to approve Application #2022-0454 for the South Park Road Final Major Land Development and Lot Consolidation, contingent upon the applicant addressing the remaining staff and engineering comments. Motion passed 6-0.

F. NEW BUSINESS – None

G. OTHER ITEMS

- **Upcoming meetings:**

Planning and Zoning Commission regular meeting September 14, 2022.

H. ADJOURNMENT – Meeting adjourned at 8:03 pm.