

**MUNICIPALITY OF BETHEL PARK
MEETING MINUTES**

**PLANNING & ZONING COMMISSION REGULAR MEETING
APRIL 12, 2023 @ 7:30 P.M.**

**COUNCIL CHAMBERS
BETHEL PARK MUNICIPAL BUILDING**

Mark Viehman, Chairman called to order the April 12, 2023, Regular Meeting of Bethel Park Planning and Zoning Commission.

A. ROLL CALL

Present in attendance: Mr. Viehman, Mr. Foote, Mr. Grandillo, Mr. Hoppe, Mr. Riley, Ms. Stare, Mr. Tiano, and Ms. Walsh.

Also in attendance: Joe Janosik, Council Liaison and Michael Haberman, Interim Municipal Planner.

B. COMMUNICATIONS - None

C. MINUTES – Approval of minutes – February 8, 2023.

Motion to approve the minutes by Mr. Grandillo and seconded by Mr. Riley.
Motion passed 6-0 with two (2) abstaining due to their absence at the February 8, 2023 meeting.

D. CITIZENS COMMENTS

A resident from Southridge Drive in Upper St. Clair inquired about the status of the grading and construction that was permitted on the Murphy property (Lot & Block 668-H-200) in 2019. The resident also mentioned that the “Welcome to Bethel Park” sign was taken down to facilitate the construction and grading activities and that it is laying on the ground behind the construction trailer.

E. OLD BUSINESS

- 1) **Application #2023-0154**: South Hills Interfaith Movement (SHIM) requests preliminary/final minor land development approval for accessibility upgrades at their existing facility located at 5301 Park Avenue, Lot & Block #475-N-42. Current zoning R-3 One Family Residential District, Ward 1. The proposed accessibility upgrades and improvements are an expansion of a non-conforming use of less than 25% per Article XVII Section 69.56.1.

Jim Guffey of SHIM and Rebecca Mizikar of PVE were present and discussed the updates to the plans and responses to outstanding comments from Gateway.

Mr. Guffey thanked the Commission for their efforts throughout the review process.

Ms. Mizikar reviewed the outstanding comments from Gateway and discussed PVE's plan to address each of the outstanding comments. Mr. Haberman confirmed that the outstanding comments were minor in nature and could be addressed with minor revisions to the plans.

Mr. Tiano questioned whether or not sidewalks should be required along the property frontage along South Park Road as part of this project. Discussion ensued regarding the overall plan for parking and pedestrian access to the proposed splash park. Mr. Janosik confirmed that the municipality is in the process of evaluating several options related to parking and access for pedestrians. Mr. Guffey indicated that SHIM would be happy to work with the municipality to facilitate the construction of sidewalk along the SHIM property frontage if that is determined to be part of the plan for the splash park access plan.

Motion made by Mr. Grandillo to approve Application #2023-0154 conditioned upon addressing any outstanding review comments from Gateway and the issuance of the Highway Occupancy Permit from PennDOT. Motion was seconded by Mr. Hoppe. Motion passed 8-0.

- 2) **Application #2023-0141**: Coen Markets, Inc. requests a recommendation for preliminary/final major land development approval for a proposed Coen Market and Gas Station at 5281 Library Road, Lot & Block #475-G-185.

Current zoning C-2 General Commercial District, Ward 4. The proposed convenience market and gas station is a permitted use in the C-2 District.

The applicant requested that consideration of this application be Tabled. The application will be discussed at the April 26th workshop meeting and considered for a recommendation at the May 10th regular meeting.

- 3) **Application #2023-0150:** Bethel Park School District requests a recommendation for preliminary/final major land development and lot consolidation approval for a proposed elementary school on several parcels of land along Kings School Road and on the Neil Armstrong Middle School property (5800 Murray Avenue), Lot & Block #772-C-150, #665-R-50, #665-L-180, and #665-K-50. Current zoning R-1 One Family Residential District, Ward 2. A public school is a permitted use in the R-1 District

The applicant requested that consideration of this application be Tabled. The application will be discussed at the April 26th workshop meeting and considered for a recommendation at the May 10th regular meeting.

Discussion ensued between P&Z Commission members regarding several items of concern. Mr. Haberman requested that each P&Z Commission member email him their concerns by Friday, April 14, 2023. Mr. Haberman indicated that he would compile the questions and concerns and email them to the Bethel Park School District and their consultants in advance of the April 26th workshop meeting.

- F. NEW BUSINESS – None.
- G. OTHER ITEMS
- H. ADJOURNMENT – Meeting adjourned at 8:25pm.