

**MUNICIPALITY OF BETHEL PARK  
MEETING MINUTES**

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

**COUNCIL CHAMBERS  
BETHEL PARK MUNICIPAL BUILDING**

Chairman Mark Viehman called to order the July 12, 2023, Regular Meeting of Bethel Park Planning and Zoning Commission at 7:30 p.m.

A. ROLL CALL

Present in attendance: Mr. Mark Viehman, Mr. Rick Raeder, Mr. Peter E. Grandillo, Mr. Adam Foote, Mr. Keith Hoppe, Ms. Kerry Ann Stare, Mr. Justin Tiano, and Ms. Katelyn Walsh.

Also in attendance: Joe Janosik, Council Liaison, Michael Haberman, Gateway Engineers, and Gerald J. Harbison, Municipal Planner.

B. COMMUNICATIONS – None.

C. MINUTES – Approval of minutes – May 10, 2023.

Mr. Raeder made a motion to approve the minutes as submitted. Mr. Grandillo seconded the motion and it passed 7-0 with Mr. Hoppe abstaining.

D. CITIZENS COMMENTS – None.

E. OLD BUSINESS

1) **Gorman Plan of Lots Subdivision Application #2023-0366:** Surveyor Mark Hummel, on behalf of property owner Michael Gorman, presented a preliminary final plan to subdivide the property located at 5590 Kings School Road into two lots. He noted that the plan, which proposes a buildable lot and a lot for the existing dwelling, had been revised to address staff

comments since it was last reviewed at the Commission's June 28<sup>th</sup> workshop meeting.

Chairman Viehman asked for staff comment. Mr. Harbison reported that the applicant has addressed most of the staff review comments. Mr. Raeder made a motion to recommend preliminary final plan approval to Council. Mr. Grandillo seconded the motion and it passed unanimously.

- 2) **Bethel Park Shopping Center Subdivision of Parcel C - Application #2023-0303**: Surveyor Amy Hopkins of Urban Terrain, LLC was present on behalf of property owner T Bethel Park Elm PA, LLC to update the Commission on the plan to subdivide the shopping center at 5029-5055 Library Road into eight lots, with each building on a separate lot. Ms. Hopkins reported that since the Commission's June 28<sup>th</sup> workshop meeting, the Zoning Hearing Board tabled her appeal for the setback variance, the plans were revised to address comments, and that the owner hired Elevated Consulting Services to evaluate the existing on-site stormwater facilities. She added that the plans and stormwater evaluation were submitted for this meeting, as requested by the Commission; however, was unsure if staff had reviewed the submission.

Mr. Haberman noted that a review of the submission has been done; however, the building square footage reported in Ms. Hopkins response letter is to be added to the plan before a review letter is issued. He explained the findings of the stormwater evaluation report confirmed there are stormwater management facilities on the site that are improper or undersized, others needed more information to properly evaluate, while some were adequate. Mr. Haberman further noted that its staff's opinion, including the solicitor, that a major subdivision plan such as this can require stormwater management improvements of the applicant to comply with the ordinance.

Ms. Hopkins requested clarification on the content and timing for a revised plan submission. Mr. Haberman indicated that the next submission should include a stormwater management plan that addresses the ordinance requirements for stormwater management and proposes solutions to those deficiencies identified in the Elevated Consulting Services July 6, 2023 Stormwater Conveyance Review Report. Mr. Harbison added that timing of staff reviews and scheduling of the next Planning and Zoning Commission meeting would be dependent on the submission cut-off date.

Mr. Raeder made a motion to table the plan to afford the applicant the time necessary to address the staff's comments. Mr. Grandillo seconded the motion and it passed unanimously.

F. NEW BUSINESS – None.

G. OTHER ITEMS –

1). Mr. Harbison informed the members that the Municipality has prepared a lot consolidation plan and an accompanying parking lot plan for properties it purchased on Park Avenue across from the Community Center. He noted that these plans are for anticipated Splash Park overflow parking and will be on the next workshop meeting.

2). Mr. Harbison informed the members that the municipality received a letter from the consultant preparing the Washington County Comprehensive Plan notifying Bethel Park of the opportunity to provide comment. He reported that the Plan proposes no zoning or land use changes along the border with Bethel Park. It was the consensus of the commission to reply with a no comment letter.

H. FUTURE MEETING DATES

Mr. Harbison reported that a subdivision application was submitted for the next meeting cycle. The commission confirmed the next workshop meeting to be July 26, 2023 and the next regular meeting to be August 9, 2023.

I. ADJOURNMENT – Meeting adjourned at 7:55 p.m.