

**MUNICIPALITY OF BETHEL PARK  
MEETING MINUTES**

**PLANNING & ZONING COMMISSION REGULAR MEETING  
AUGUST 9, 2023 @ 7:30 P.M.**

**COUNCIL CHAMBERS  
BETHEL PARK MUNICIPAL BUILDING**

Acting-Chairman Rick Raeder called to order the August 9, 2023, Regular Meeting of the Bethel Park Planning and Zoning Commission at 7:30 p.m.

A. ROLL CALL

Present in attendance: Mr. Rick Raeder, Mr. Peter E. Grandillo, Mr. Adam Foote, Mr. Keith Hoppe, Mr. Tom Riley, 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 – July 12, 2023.

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

D. CITIZENS COMMENTS – None.

E. OLD BUSINESS

- 1) **CONTINUED - Bethel Park Shopping Center Subdivision of Parcel C - Application #2023-0303:** Mr. Harbison reported that the applicant will be appearing before the Zoning Hearing Board on September 5, 2023 for the setback variance.

- 2) **Application # 2023-0499:** Robert Smoker, on behalf of Smoker & Associates Partnership, presented a preliminary final plan to subdivide the property located at 5150 Library Road into two lots. He noted the lot is terraced with the carwash being at grade with Library Road and the office building being situated atop the terrace with access from Priscilla Drive. Mr. Smoker confirmed that the buyer of the carwash has no interest in using the existing office building or the upper reaches of the lot. He noted that the plan had been revised to address staff comments since it was last reviewed at the Commission's July 26<sup>th</sup> workshop meeting. Acting Chairman Raeder asked for staff comment. Mr. Harbison reported that the County review was recently received requiring language changes to the certification blocks on the plan. He recommended approval of the plan and support of the flag lot waiver request. At the end of the discussion, Mr. Grandillo made a motion to recommend preliminary final plan approval to the Council subject to Council waiving the requirement of SALDO Section 7.8, to allow for the creation of flag lot in Lot No. 2. Mr. Hoppe seconded the motion and it passed unanimously.
- 3) **Municipality of Bethel Park Application:** Mr. Robert Hicks, Community Services Director, Mr. Michael Rizzo, Municipal Engineer and Susan Dolinar, Public Works Director presented the plans for The Municipality of Bethel Park to consolidate properties at 5160 and 5164 Park Avenue for the construction of a stabilized grass parking lot for the Community Center. Councilmen Timothy Mowry and Joseph Consolmagno were also in attendance to answer questions.

Staff indicated that additional parking is needed for the Community Center Complex. The grass parking lot would be used primarily as an overflow lot needed for high attendance occasions at the splash park and athletic field. The lot would be cordoned off when not in use. Mr. Rizzo explained the engineering details of the plan relating to grade, stormwater management and the two phases of construction. He indicated the current vacant lot would be developed first. Mr. Rizzo explained that the parking lot would be expanded onto the 5164 lot after the house is razed at some point in the future.

Mr. Hoppe asked who would decide to open the lot? Ms. Dolinar noted that an attendant working at the Community Center would monitor the situation and remove the chain to open the lot when existing parking lots are full or near capacity.

Staff agreed to Mr. Raeder's request that the municipality prepare a lighting plan and show the proposed rear yard fence on the plan.

Ms. Stare inquired whether the lot would always be accessible. Mr. Hicks responded it wouldn't.

Ms. Walsh asked if the grass surface meets ADA requirements. Mr. Rizzo indicated it does.

Mr. Riley inquired if an artificial surface was considered. Mr. Hicks noted that the product would be cost prohibitive.

Mr. Raeder inquired how the parking spaces would be delineated. Ms. Dolinar noted that field paint used in striping football fields would be used. She added that re-striping would be done on an as needed basis.

Mr. Grandillo shared a photo of a stabilized grass surface used at Gilfillan Park in Upper St. Clair Township wherein the base grid was exposed, and the grass surface was sparse. He was concerned about maintenance and tripping hazards. Ms. Dolinar responded that the Park Avenue lot would be maintained in a better manner. Mr. Hicks shared a photo of a grass paver system used at Millenium Park, that is maintained by public works, showing a full turf with no ruts or exposed base grid.

Mr. Hoppe referred to the product brochure pointing out that it is rated for occasional use. He added the product is not rated for frequent use since grass would not have time to recover. Staff indicated the use would be seasonal and falls in the occasional use category.

Mr. Raeder asked if special grass is needed. Ms. Dolinar responded that a special grass was not needed.

Mr. Moury added that the parking lot would be monitored over time and other surface options considered if the grass system doesn't meet expectations.

At the end of discussion, Mr. Grandillo made a motion to recommend preliminary / final plan approval to Municipal Council subject to a Lighting Plan being prepared and the site plan amended to show the proposed rear yard fence. Mr. Tiano seconded the motion and it passed unanimously.

F. NEW BUSINESS – None.

G. OTHER ITEMS –None.

H. FUTURE MEETING DATES

The commission confirmed the next workshop meeting to be August 30<sup>th</sup> and the next regular meeting to be September 13, 2023. Mr. Janosik asked that the Zoning Ordinance Update be placed on the agendas.

I. ADJOURNMENT – Meeting adjourned at 7:59 p.m.