

**MUNICIPALITY OF BETHEL PARK
MEETING MINUTES**

**PLANNING & ZONING COMMISSION REGULAR MEETING
OCTOBER 11, 2023 @ 7:30 P.M.**

**COUNCIL CHAMBERS
BETHEL PARK MUNICIPAL BUILDING**

Chairman Mark Viehman called to order the October 11, 2023, Regular Meeting of the Bethel Park Planning and Zoning Commission at 7:30 p.m.

A. ROLL CALL

Members in attendance: Mr. Adam Foote, Mr. Peter E. Grandillo, Mr. Rick Raeder, Mr. Tom Riley, Mr. Justin Tiano, Mr. Mark Viehman and Ms. Katelyn Walsh.

Council Liaison in attendance: Joe Janosik

Staff in attendance: Michael Haberman, Gateway Engineers, Gavin Robb, Assistant Municipal Solicitor, and Gerald J. Harbison, Municipal Planner.

B. COMMUNICATIONS – None.

C. MINUTES – Approval of minutes – August 9, 2023.

Mr. Raeder made a motion to approve the minutes as submitted. Mr. Grandillo seconded the motion and it passed 6-0 with Mr. Viehman abstaining.

D. CITIZENS COMMENTS – None.

E. OLD BUSINESS

- 1) **Bethel Park Shopping Center Subdivision of Parcel C - Application #2023-0303**: Attorney Johnathon M. Kamin, Engineer / Surveyor Tom Hewitt of Elevated Consulting Services, and Surveyor Amy Hopkins of Urban Terrain

LLC were present on behalf of the owner to update the Commission on the project to further subdivide the 21-acre Bethel Park Shopping Center located at 5029-5055 Library Road into eight more lots for a total of ten. Attorney Kamin noted the plan has been revised to comply with the setback requirements, staff comments, and incorporate stormwater management controls to address flooding issues at the driveway intersection at Library Road.

Engineer Hewitt explained the proposed improvements to the storm sewerage system near the intersection. He noted that undersized drainage facilities at the bottom of the driveway will be upsized. He indicated that approximately two acres of water runoff will be rerouted to bypass the intersection and tie into the storm sewer system downstream by installing curb directing water to new inlets and installing a trench drain at the top of the driveway to collect surface flow piped to upsized facilities downstream. He stated that the improvements would control the 2-, 10-, and 25-year storm events, but not a 100-year storm event. Engineer Haberman agreed with his assessment.

Mr. Harbison reported that the plans now show existing parking light fixtures. He explained that three parcels, Commerce Bank, Wendy's, and Popeye's/Game Stop have site specific lighting plans approved, whereas the taller existing lights illuminate the rest of the parcels. Mr. Raeder pointed out that the owner is to submit lighting illumination plans for each lot. Mr. Riley believed there to be dark areas in the parking lot. Attorney Kamin opined that the ordinance does not require the illumination plan for a nondevelopment subdivision; however, he would pass Mr. Riley's observation on to the owner.

Mr. Grandillo inquired who would pay for the storm sewer improvements. Attorney Kamin responded that the property owner would. The members had comments about the structuring of the binding covenant of easements and the designated "controller" of the shared areas being Giant Eagle. Attorney Kamin noted that the structure of the covenants in where the oversight of the shared benefits and performance of operations and maintenance is under the control of one entity is typical in the industry. Attorney Robb agreed; however, he suggested any approval should be contingent upon his review of the covenants of easement.

At the end of the discussion, Mr. Raeder made a motion to recommend preliminary final plan approval to Council subject to the applicant complying with the following conditions:

1. That the applicant satisfactorily addresses Gateway Engineering's review letter dated October 11, 2023.
2. That the applicant satisfactorily addresses the municipal solicitor's pending comments in his review of the Declaration of Easements.
3. That the applicant shall execute a Developer's Agreement acceptable to the Municipality, post sufficient security in a form acceptable to the Municipality, and provide evidence of necessary insurance coverage prior to the plan recording.

Mr. Grandillo 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 October 23rd and the next regular meeting to be November 8, 2023. Mr. Harbison reported that a major subdivision plan proposing a 39 lot SFD development called Bethel Trails was submitted and will be on the upcoming agendas.

I. ADJOURNMENT – Meeting adjourned at 8:24 p.m.