

**MUNICIPALITY OF BETHEL PARK  
MEETING MINUTES**

**PLANNING & ZONING COMMISSION REGULAR MEETING  
JANUARY 10, 2024 @ 7:30 P.M.**

**COUNCIL CHAMBERS  
BETHEL PARK MUNICIPAL BUILDING**

Chairman Mark Viehman called to order the January 10, 2024, 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. Keith Hoppe, Mr. Rick Raeder, Mr. Tom Riley, Ms. Kerry Ann Stare, Mr. Justin Tiano, Mr. Mark Viehman and Ms. Katelyn Walsh.

Council Liaison in attendance: Jim Jenkins

Staff in attendance: Gerald J. Harbison, Municipal Planner

**B. ELECTION OF OFFICERS**

Chairman Viehman called for nominations for the 2024 slate of officers. Mr. Raeder made a motion to nominate Mark Viehman as Chairman. Mr. Grandillo seconded the motion. No other nominations for Chairman were made. Ms. Stare made a motion to nominate Rick Raeder as Vice-Chairman. Mr. Grandillo seconded the motion. No other nominations for Vice-Chairman were made. Ms. Stare made a motion to nominate Peter Grandillo as Secretary. Mr. Raeder seconded the motion. No other nominations for Secretary were made. All motions were unanimously approved 9-0, to appoint Mark Viehman as Chairman, Rick Raeder as Vice Chairman, and Peter Grandillo as Secretary.

**C. COMMUNICATIONS – None.**

**D. MINUTES – Approval of minutes – November 8, 2023.**

Mr. Raeder made a motion to approve the minutes as submitted. Mr. Grandillo seconded the motion and it passed 9-0.

E. CITIZEN'S COMMENTS (Non-Agenda) – None.

F. OLD BUSINESS

1) Review and discuss Article III (District Regulations) of the draft Comprehensive Zoning Ordinance Update

Mr. Harbison referred to his January 5, 2024 memo to continue discussion on Article III (District Regulations) regarding trailers and recreational vehicles, setbacks for Accessory Uses and Structures, allowing carports in commercial zones, height of carports, small solar energy systems, Tiny Houses, and Kennels. He reported that the Transit Oriented Development (TOD) piece was not included in the memorandum as staff is continuing its research. Mr. Raeder requested that when the TOD piece does come before the commission, the TOD boundaries on the proposed Zoning Map be part of the discussion.

#### ***ITEM 1 – TRAILERS and RECREATIONAL VEHICLES***

Mr. Harbison reported that the proposed ordinance attempts to address issues previously discussed about trailers and recreational vehicles as it relates to specifying vehicles covered by definition and where and what surface the vehicles can be parked. He confirmed that the performance criteria for RV's kick in once the vehicle is parked more than three days on the lot.

The members were generally receptive to the proposed regulations and staff recommendations; however, they requested that provision regarding the maximum vehicle length be revised to specifically reference a Recreational Vehicle and to increase the maximum length to one that is more representative of the average industry standard.

#### ***ITEM 2 – SETBACKS FOR PATIOS AND FENCES***

In continuing the discussion from the previous meeting wherein the PZC expressed its interest to continue to allow fences to the property line and patios to observe a lesser setback, Mr. Harbison presented an amendment to the proposed side and rear setbacks being more descriptive in the general exceptions from the default 5' setback. He noted

that the amendment includes language from the current zoning ordinance that specifically references residential terraces, unenclosed porches, platforms, and ornamental features, including patios with covers or roofs that would have lesser of a setback of two (2) feet to the side and rear property line and be a minimum of twelve (12) to a neighboring building.

It was the consensus of the PZC to have specific references included in the proposed ordinance update citing uses having different setbacks than the 5' default setback. However, the PZC asked staff to provide more clarification and examples of the features such as terraces that would benefit from the lesser setback.

### ***ITEM 3 – ACCESSORY CARPORTS IN THE C1 AND C2 ZONES***

Mr. Harbison, *in follow* up to the inquiry to permit a Carport as an accessory use in the C1 and C2 Zones, reported that the proposed ordinance addresses commercial carports under the definition of a “*Parking Structure, Accessory*”, a use that is permitted in the commercial and manufacturing zones. The members had no further comment on this matter.

### ***ITEM 4 – CARPORT HEIGHT***

Mr. Harbison, *in follow* up to the suggestion to reduce the maximum height of carports, reported that staff continues to recommend the height remain at twenty (20) feet as it a common height found in zoning ordinances and allows for architectural design alternatives. At the end of discussion, it was the PZC's preference to correlate height with lot size in that carports on a lot less than 1 acre would be limited to 10-12' and to 15' on a lot between 1 and 2 acres.

In another carport related matter, the PZC concurred with staff's amendment to the definition of Carport to reference required roof materials of metal or shingles (no tarps, plastic, or canvas).

### ***ITEM 5 - SMALL SOLAR ENERGY SYSTEM***

Mr. Harbison, *in follow* up to the PZC's desire that the proposed ordinance be flexible to allow for alternate energy sources opportunities, reported that the proposed ordinance would now permit Small Solar Energy Systems in all zones, as the previous draft did not permit these systems in the C-2 and CD zones. The members agreed to this change and to the proposed amendment to reference the most recently updated version of the “AWEA Standard 2.1 – 1989” in Section 69.3.20.T.5.

## ***ITEM 6 - KENNELS***

In continuing the discussion from the previous meeting wherein the PZC generally agreed that Kennels shouldn't be permitted in the residential zones but wanted to compare the proposed Kennel regulations with those of the Commonwealth, Mr. Harbison reported that the two were comparable. He indicated that staff continues to recommend no kennels in residential zones.

Mr. Harbison informed the members that the ordinance doesn't account for Pet Stores offering grooming, medical treatment, and training classes. He noted that these full-service pet shops appear to be commonplace and will be proposing legislation to address them in the next draft.

Mr. Grandillo suggested considering allowing kennel as an accessory use requiring special exception or conditional use approval in residential zones for the limited activity of training four or more pets for the purpose of exhibiting in dog shows, performance events or field and obedience trials. Mr. Harbison agreed to report back with recommendations.

## ***ITEM 7 – TINY HOMES as ACCESSORY DWELLING UNITS (ADUs)***

Mr. Harbison reported his findings on previous discussions the members had on Tiny Homes. The content previously discussed was on point with what the members discussed at their November workshop; that is, should Tiny Homes be permitted as a primary use as a form of affordable housing or as accessory uses to supplement homeowners with rental income or provide alternative housing for family members.

The discussion concluded with the members agreeing to take a wait and see approach with Tiny Homes, remove all references in the proposed ordinance, and revisit at the next Comprehensive Plan update or if a need arises. However, to address housing alternatives for the elderly and college aged children, the PZC agreed to amending the definition of Accessory Dwelling Unit to Accessory Family Dwelling Unit and allow for in-law and family member suites in the primary residence or detached garage. The PZC thought it best to have Accessory Family Dwelling Units permitted by Conditional Use in all residential zones to safeguard against these units being rented as apartments once the property is sold.

G. NEW BUSINESS - None

H. OTHER ITEMS

Mr. Viehman mentioned that the 2023 Annual Report was distributed by staff prior to this evening's meeting and would be reviewed at their next meeting.

The commission welcomed Mr. Jenkins as the new council member liaison to the Planning and Zoning Commission.

I. FUTURE MEETING DATES

The commission confirmed the next workshop meeting to be January 24<sup>th</sup> and the next regular meeting to be February 14<sup>th</sup> should any applications be submitted by the January 15<sup>th</sup> cutoff date. If no applications are received the consensus was to cancel the workshop.

J. ADJOURNMENT – Meeting adjourned at 8:46 p.m.