

**MUNICIPALITY OF BETHEL PARK
MEETING MINUTES**

**PLANNING & ZONING COMMISSION REGULAR MEETING
AUGUST 14, 2024 @ 7:30 P.M.**

**COUNCIL CHAMBERS
BETHEL PARK MUNICIPAL BUILDING**

A. CALL TO ORDER

Chairman Mark Viehman called to order the August 14, 2024, Regular Meeting of the Bethel Park Planning and Zoning Commission at 7:30 p.m.

B. ROLL CALL

Mr. Harbison conducted roll call. The following members were in attendance: Mr. Adam Foote, Ms. Kerry Ann Fraas, Mr. Peter Grandillo, Mr. Keith Hoppe, Mr. Tom Riley, Mr. Justin Tiano and Mr. Mark Viehman, Chairman.

Mr. Rick Raeder and Ms. Katelyn Walsh were not in attendance with excused absences.

Council Liaison Mr. Jim Jenkins was not in attendance.

Staff in attendance: Gerald J. Harbison, Municipal Planner

C. COMMUNICATIONS

Mr. Viehman noted that Gateway Engineer's project status report dated August 8, 2024 was distributed to the members prior to this evening's meeting. The members expressed their appreciation for the update and had no further comment.

D. MINUTES

1. Regular P&Z Commission meeting, June 12, 2024

Mr. Grandillo made a motion to approve the minutes of the June 12, 2024 regular meeting as submitted. Mr. Tiano seconded the motion. Mr. Riley requested the minutes be amended to include a statement that the St. Thomas More Housing Inc. was not adequately prepared in presenting their plan. Mr. Tiano amended the motion to include the requested amendment and it passed 6-0 with Mr. Viehman abstaining.

2. Workshop P&Z Commission meeting, June 26, 2024

Mr. Grandillo made a motion to approve the minutes of the June 26, 2024 workshop as submitted. Mr. Tiano seconded the motion and it passed 5-0 with Ms. Fraas and Mr. Tiano abstaining.

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

F. OLD BUSINESS

1. St. Thomas More Housing Inc.

Parking Lot Expansion (1000 Oxford Drive)

Request for Preliminary / Final Plan Approval

Minor Land Development No. 2024-0447

Mr. Harbison informed the members that St. Thomas More obtained their required variances to construct additional off-street parking for the 8-story apartment building for the elderly known as St. Thomas Manor located at 1000 Oxford Drive. He expects St. Thomas More to resubmit revised plans for review at the upcoming meetings.

2. Shannon and Marshall Blair Subdivision

1499 Stoltz Road

Major Subdivision Application

Marshall and Shannon Blair were present to answer questions for their application to subdivide the property at 1499 Stoltz Road into two lots. Ms. Blair explained the subdivision would create a separate lot for the existing dwelling and a new building lot with the residual land. Mr. Harbison reported that lot area for proposed Lot No. 1 was increased to comply with the ½ acre minimum lot size requirement. He noted the required frontage improvements to be installation of sidewalk and street trees and dedication of land to match adjacent road right-of-way alignment. Mr. Harbison informed the members that the property is not located in a Priority Pedestrian Shed in

the Comprehensive Plan. The Blair's confirmed that there were no sidewalks in the immediate area. At the end of the discussion, it was the consensus of the members to not require sidewalk and street tree improvements for this subdivision. Mr. Grandillo made a motion recommending preliminary / final plan approval to Municipal Council subject to the applicant satisfactorily addressing Municipal Engineer Michael Rizzo's review letter dated August 9, 2024 and to waive sidewalk and street tree requirements. Mr. Tiano seconded the motion and it passed unanimously.

G. NEW BUSINESS – None

H. OTHER ITEMS

1. Draft Comprehensive Zoning Ordinance Update: Review & discuss Article V
- Express Standards & Criteria for Conditional Uses & Special Exceptions

This agenda item was not discussed and deferred to the August 28th workshop meeting.

I. FUTURE MEETING DATES

Chairman Viehman noted the upcoming meetings being the August 28th workshop meeting followed by the September 11th regular meeting.

J. ADJOURNMENT – Chairman Viehman adjourned the meeting at 7:50 p.m.