

**MUNICIPALITY OF BETHEL PARK  
MEETING MINUTES**

**PLANNING & ZONING COMMISSION REGULAR MEETING  
SEPTEMBER 11, 2024 @ 7:30 P.M.**

**COUNCIL CHAMBERS  
BETHEL PARK MUNICIPAL BUILDING**

**A. CALL TO ORDER**

Chairman Mark Viehman called to order the September 11, 2024, Regular Meeting of the Bethel Park Planning and Zoning Commission at 7:36 p.m. and paused the meeting for a moment of silence in remembrance of those who lost their lives in the 9/11/2001 terrorist attacks.

**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. Rick Raeder, Vice Chairman, Mr. Justin Tiano, Mr. Mark Viehman, Chairman, and Ms. Katelyn Walsh.

Mr. Tom Riley was not in attendance.

Council Liaison in attendance: Mr. Jim Jenkins

Staff in attendance: Gerald J. Harbison, Municipal Planner

**C. COMMUNICATIONS**

Mr. Viehman noted that the public meeting advertisement for the October 9, 2024 regular meeting and Gateway Engineering's September 11, 2024 review of the Floor and Décor project were distributed to the members prior to this evening's meeting.

**D. MINUTES**

1. Regular P&Z Commission meeting, August 14, 2024

Mr. Raeder made a motion to approve the minutes of the August 14, 2024 regular meeting as submitted. Mr. Grandillo seconded the motion and it passed unanimously with Ms. Walsh abstaining.

2. P&Z Commission workshop meeting, August 28, 2024

Mr. Raeder made a motion to approve the minutes of the August 28, 2024 workshop meeting as submitted. Mr. Grandillo seconded the motion and it passed unanimously with Mr. Foote abstaining and requesting the minutes be amended to show that he was not in attendance.

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

F. OLD BUSINESS

1. Floor & Décor – Pittsburgh, PA (3000 Oxford Drive)  
Revised Plan - Request for Preliminary / Final Plan Approval  
Major Land Development No. 2024-0232

No one was in attendance for the developer.

Mr. Harbison reported that the applicant has submitted revised plans to modify the stormwater management system which by ordinance requires the plan to be re-approved. He noted other changes being the sidewalk was eliminated along a portion of the front of the building, utility connections to the building have been slightly revised, the grading has been raised 2" in all areas that were not previously graded, and the landscaping has been updated per the site meeting.

Mr. Harbison noted that Gateway Engineering has reviewed the plans and issued a letter dated September 11, 2024, which concludes with a recommendation that their letter be addressed prior to council approving the plan should the PZC decide to advance the plan.

Chairman Viehman noted there are stormwater issues to be addressed. The commission indicated that they hadn't had sufficient time to review the materials. With the developer not in attendance to explain the issues and answer questions, Mr. Raeder made a motion to table the revised plan for Application No. 2024-0232. Mr. Grandillo seconded the motion and it passed unanimously.

2. 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 has yet to file revised plans since obtaining their variances. He expects St. Thomas More to resubmit revised plans for review at the upcoming meetings.

E. NEW BUSINESS – None

F. OTHER ITEMS

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

Mr. Harbison started by directing the members to Item 17 on page 14 of Memorandum No. 3 dated August 8, 2024 pertaining to Zoning Ordinance revisions to Article V - Express Standards & Criteria for Conditional Uses & Special Exceptions to continue the discussion from where they left off at the previous meeting. Regarding Primary Use Commercial Parking Lots, the members agreed to change the use classification from a Primary Use to a Conditional Use and insert “subject to the Express Standards of Section 69.4.52” in the Parking Lot, Commercial line on page 69 of the Draft Zoning Ordinance Update.

The members then discussed Item 18 of the memo regarding Pharmacies and agreed to classify them as a permitted Primary for those without a drive-thru window. Mr. Grandillo pointed out that Pharmacies providing a drive-thru service would require Conditional Use approval.

Item 19 in the memo was discussed as it pertained to express standards for daycare centers operating in Places of Worship. Mr. Harbison noted that the proposed ordinance mentions meeting express standards; however, there were none for daycares in the draft. He suggested that the ordinance require any place of worship which provides a Child Day Care Center as defined by the PA Department of Welfare to obtain all necessary licenses from the state. The members agreed with Mr. Foote’s suggestion to include Adult Daycare, citing this service is being provided in certain community places of worship. Mr. Grandillo expressed a concern that Daycare facilities may present negative impacts in a residential zone, such as noise. Other members saw a benefit and a need to provide

daycare options. Ms. Fraas inquired whether daycare is an ancillary use of a place of worship. The members asked Mr. Harbison to further research this matter and report back.

Mr. Harbison noted that the draft ordinance was amended to replace express standards and regulations on Short Term Rentals and Wireless Communication Facilities with those from recently adopted ordinances, as outlined in Items 20 and 25 in the memo. The members agreed with these amendments.

The members concurred with staff recommendations with the corrective changes to the draft ordinance outlined in Item Nos. 20, 23, 24, and 25 regarding Short Term Rentals, Vehicle Fuel Service Stations, Vehicle Sales, Rental and Service. Mr. Raeder pointed out that the proposed two-acre minimum lot area requirement for minimum Vehicle Sales, Rental and Service Uses appears excessive. Mr. Harbison is to research this requirement and report back.

The members briefly discussed Items 21, 22 and 26 regarding Alternative Housing and specialized Treatment Facilities. Ms. Fraas inquired about the legal machinations of community protections from state regulations i.e., Megan's Law as an example, federal regulations protecting these uses, and how zoning ordinances are affected from them. The members continued this item to a meeting to further discuss when the municipal solicitor is present.

#### G. FUTURE MEETING DATES

Chairman Viehman noted the upcoming meetings being the September 25<sup>th</sup> workshop followed by the October 9<sup>th</sup> regular meeting.

#### H. ADJOURNMENT – Chairman Viehman adjourned the meeting at 8:25 p.m.