

**MUNICIPALITY OF BETHEL PARK
MEETING MINUTES**

**PLANNING & ZONING COMMISSION REGULAR MEETING
OCTOBER 9, 2024 @ 7:30 P.M.**

**COUNCIL CHAMBERS
BETHEL PARK MUNICIPAL BUILDING**

A. CALL TO ORDER

Chairman Mark Viehman called to order the October 9, 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. Rick Raeder, Vice Chairman, Mr. Tom Riley, Mr. Justin Tiano, and Mr. Mark Viehman, Chairman.

Ms. Katelyn Walsh 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 Gateway Engineering's October 9, 2024 reviews of the subdivision applications for the South Hills Assembly of God Subdivision No. 3 and the Sangimino and Ripepi Subdivision were distributed to the members prior to this evening's meeting.

D. MINUTES

1. Regular P&Z Commission meeting, September 11, 2024

Mr. Viehman noted that the date referenced on Page 1 in the fourth line should read 9/11/2001 rather than 9/11/1997. Mr. Raeder made a motion to approve the minutes of the September 11, 2024 regular meeting as corrected. Mr. Grandillo seconded the motion and it passed unanimously.

2. P&Z Commission workshop meeting, September 25, 2024

Mr. Viehman noted that the date referenced on Page 1 in the first line should read September 25, 2024 rather than August 26, 2024. Mr. Raeder made a motion to approve the minutes of the September 25, 2024 regular meeting as corrected. Mr. Grandillo seconded the motion and it passed unanimously.

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 has submitted revised plans. He noted the plans were reviewed by the Community Development Department and under review with Gateway Engineering. He further informed the members that the developer submitted revised plans on October 2nd in response to the October 1st Community Development Department letter. Mr. Harbison indicated that the revised plans will be placed on the October 23rd workshop agenda for the Planning and Zoning Commission's review.

G. NEW BUSINESS

1. **South Hills Assembly of God Subdivision No. 3**
2725 Church Road
Request for Preliminary / Final Plan Approval
Major Subdivision #2024-0679

Surveyor Richard A. Territ was present to present the application to subdivide the 8.932-acre property located at 2725 Bethel Church Road into two lots. He noted that the church and a single-family dwelling with an address of 2611 Bethel Church Road are situated on the property. Surveyor Territ explained that the purpose of the subdivision

is to create separate lots for the church and the 2611 dwelling as the church intends to sell the house. Surveyor Territ noted that access will not change, and no improvements are proposed. Ms. Frass pointed out that the plan does not show the existing situated on 2705 Bethel Church Road property being between the 2611 home and the church. Mr. Jenkins believed the plan to incorrectly reference the ownership of the 2705 property being the Tunstall's rather than the South Hills Assembly of God who recently purchased the lot. Surveyor Territ responded that the ownership will be verified, and plan amended accordingly. At the end of discussion, Mr. Raeder made a motion to recommend preliminary / final plan approval to Municipal Council subject to the following conditions:

1. That the applicant complies with the Gateway Engineering review letter dated October 9, 2024.
2. That the applicant amend the plan to reflect the current owner of the 2705 Bethel Church Road property, County Parcel ID 393-G-208.
3. That the applicant satisfactorily address Allegheny County Planning Division's comments reported in their letter dated September 20, 2024.

Mr. Grandillo seconded the motion and it passed unanimously.

2. Sangimino – Ripepi Subdivision Plan
Request for Preliminary / Final Plan Approval
Major Subdivision #2024-0716

Engineer Calob Tabon was present to present the application to subdivide the 8.7-acre property located at 6840 Kevin Drive, County Tax Parcel 392-D-150 into four lots. He noted that the purpose of the plan is to create a 4.15-acre lot for the existing single-family dwelling and create three building lots for single family dwellings having frontage and access from Horning Road. Engineer Tabon stated that the proposed lots would have access to existing utilities.

Mr. Harbison reported required frontage improvements being sidewalk, street trees and possibly fire hydrants. He added that the Comprehensive Plan shows the property to be not in a high priority area for sidewalks but a site for an extension of the Montour Trail. Engineer Tabon opined that the street tree requirement only applies to new streets. In response to the Montour Trail extension, he stated that the Millennium Woods Consolidation and Subdivision plan had no recorded easement for the trail extension and his client is unaware of any negotiated easement. He added that the

stormwater basin location and development of the Millennium Woods Subdivision presents obstacles for a trail extension.

Engineer Tabon noted that he was waiting to hear back from fire department about fire hydrant coverage as it was provided a plan for an opportunity to comment.

Chairman Viehman open the discussion for public comment. Mr. Peter Kohnke, representing the Montour Trail Council, reported his council would like an easement preserving a trail extension on the property and if there was any legal requirement of the Municipality to facilitate an easement. It was the consensus of the commission that obtaining the easement is a private matter between the Montour Trail Council and the property owner. Furthermore, the commission believed the opportune time to obtain the easement would have been during the Millennium Woods subdivision plan review. Mr. Harbison added that trail extension is not shown on a Bethel Park Official Map, therefore, could not invoke any MPC permissions to require negotiations if the municipality chose to. Kohnke asked if there was any legal requirement by the Municipality to require the easement. Mr. Kohnke noted that the applicant's were approached some time ago about providing an easement without success.

Ms. Tracy Stiefvater of 256 Hilltop Lane expressed her environmental and privacy concerns of losing the existing wooded area for development. Mr. Viehman replied that there are no municipal regulations controlling tree removal. He recalled other developments where neighbors and the developer negotiated private agreements to preserve tree stands for buffers. He suggested to Ms. Stiefvater do the same.

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

1. That the applicant complies with the Gateway Engineering review letter dated October 9, 2024.
2. That the applicant satisfactorily address Allegheny County Planning Division's comments reported in their letter dated October 8, 2024.

Mr. Grandillo seconded the motion and it passed unanimously.

H. OTHER ITEMS - None

I. FUTURE MEETING DATES

Chairman Viehman noted the upcoming meetings being the October 23rd workshop followed by the November 13th regular meeting.

J. ADJOURNMENT – Chairman Viehman adjourned the meeting at 8:15 p.m.