

**MUNICIPALITY OF BETHEL PARK
MEETING MINUTES**

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

**COUNCIL CHAMBERS
BETHEL PARK MUNICIPAL BUILDING**

A. CALL TO ORDER

Chairman Mark Viehman called to order the December 11, 2024, Regular Meeting of the Bethel Park Planning and Zoning Commission at 7:30 p.m.

B. ROLL CALL

The following members were in attendance: Mr. Adam Foote, Mr. Peter Grandillo, Mr. Rick Raeder, Vice-Chairman, Mr. Tom Riley, Mr. Justin Tiano, Mr. Mark Viehman, Chairman, and Ms. Katelyn Walsh.

Members absent were Ms. Kerry Ann Fraas and Mr. Keith Hoppe.

Council Liaison in attendance: Mr. Jim Jenkins

Staff in attendance: Gerald J. Harbison, Municipal Planner

C. MINUTES

1. Planning & Zoning Commission regular meeting, November 13, 2024

Mr. Raeder made a motion to approve the minutes of the November 13, 2024 regular meeting as submitted. Mr. Grandillo seconded the motion and it passed unanimously, with Mr. Grandillo and Mr. Viehman abstaining.

2. Planning & Zoning Commission workshop meeting, December 4, 2024

Mr. Raeder made a motion to approve the minutes of the December 4, 2024 workshop meeting as submitted. Mr. Grandillo seconded the motion and it passed unanimously, with Mr. Grandillo and Ms. Walsh abstaining.

D. COMMUNICATIONS – None

1. Justin Tiano resignation notice from PZC

Chairman Viehman announced that this will be Mr. Tiano's last meeting as he has stepped down from the Commission. Mr. Viehman thanked Mr. Tiano for his time and dedication to the PZC and that he would be missed. Everyone wished him the best.

2. Billboard Planting Plan @ Library Road

Mr. Harbison reported that planting under the new billboard at Valley Road and Library Road will be slightly revised due to rocky soil conditions. He further explained that the change remains generally consistent with approved plan, therefore there is no need for the PZC to review the changes.

C. CITIZEN COMMENT – None

D. OLD BUSINESS

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

Garrett Varner of MKA Associates was present on behalf of Floor & Décor Outlets, USA to answer any follow questions from the December 4, 2024 workshop meeting presentation regarding the revised stormwater plans for Floor Décor's requested approval to a revised plan of a Major Land Development to construct a 63,144 square foot retail building, refurbish and expand existing parking facilities, and construct additional storm water management facilities on a 6.62-acre parcel known as 3000 Oxford Drive, being the former LA Fitness Site.

Mr. Varner reiterated that he has revised the previously approved stormwater management plan to address PADEP's new regulations. He also noted that the electrical service pad will be relocated from the front of the building to the rear. At the end of discussion, Mr. Raeder made a motion to grant preliminary/final plan approval to the Major Land Development Plan entitled "Floor & Décor – Pittsburgh, PA" last revised November 6, 2024, subject to the applicant satisfactorily addressing the December 2, 2024 Gateway Engineering review letter and any conditions of approval required in the July 10, 2024 Council approval letter of the June 24, 2024 plans. Mr. Grandillo seconded the motion, and it passed unanimously on a roll call vote.

E. NEW BUSINESS

1. Review and Approval of 2025 Meeting Dates

Mr. Viehman called for comment on the proposed slate of meeting dates for 2025. Hearing none, he called for a motion to approve. Mr. Raeder made a motion to approve the meeting dates as presented by staff for the 2025 calendar year. Mr. Grandillo seconded the motion and it passed unanimously, with Mr. Tiano abstaining.

F. OTHER ITEMS

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

Mr. Harbison reported that discussions will resume at the January 29, 2025 workshop.

G. FUTURE MEETING DATES

Chairman Viehman noted the upcoming meetings being the January 8, 2025 regular meeting followed by the January 29, 2025 workshop meeting. He asked Mr. Harbison to check on whether they can cancel the January 8th regular meeting if there is no other business to conduct other than election of officers.

H. ADJOURNMENT – Chairman Viehman adjourned the meeting at 7:45 p.m.