

**MUNICIPALITY OF BETHEL PARK
MEETING MINUTES**

**PLANNING & ZONING COMMITTEE REGULAR MEETING
FEBRUARY 12, 2025 @ 7:30 P.M.**

**COUNCIL CHAMBERS
BETHEL PARK MUNICIPAL BUILDING**

A. CALL TO ORDER

Chairman Mark Viehman called to order the February 12, 2025, 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, Ms. Kerry Ann Fraas, Mr. Peter Grandillo, Mr. Keith Hoppe, Mr. Rick Raeder, Vice-Chairman, Mr. Tom Riley, and Mr. Mark Viehman, Chairman.

Members absent were Ms. Katelyn Walsh.

Council Liaison in attendance: Mr. Jim Jenkins

Staff in attendance: Gerald J. Harbison, Municipal Planner

C. ELECTION OF OFFICERS

Chairman Viehman called for nominations for the 2025 slate of officers. Mr. Riley made a motion to nominate Mark Viehman as Chairman, Rick Raeder as Vice-Chairman, and Peter Grandillo as Secretary. Mr. Foote seconded the motion and it passed unanimously to reappoint Mark Viehman as Chairman, Rick Raeder as Vice Chairman, and Peter Grandillo as Secretary.

D. COMMUNICATIONS – None

E. MINUTES

1. Planning & Zoning Commission regular meeting, December 11, 2024
Mr. Raeder made a motion to approve the minutes of the December 11, 2024 regular meeting as submitted. Mr. Grandillo seconded the motion and it passed unanimously, with Mr. Hoppe and Ms. Fraas abstaining.

2. Planning & Zoning Commission workshop meeting, January 29, 2025

Mr. Raeder made a motion to approve the minutes of the January 29, 2025 workshop meeting as submitted. Mr. Grandillo seconded the motion and it passed unanimously.

F. ANNUAL REPORT – 2024

Mr. Viehman call for comments on the proposed Annual Report for 2024. Hearing none, he called for a motion to approve the report. Raeder made a motion to approve 2024 Annual Report as submitted. Mr. Grandillo seconded the motion and it passed unanimously.

G. CITIZEN COMMENT (Non-Agenda) – None

H. OLD BUSINESS

1. Redeeming Grace Church Site Revitalization
Minor Land Development Application #2024-0790
Request for Preliminary / Final Plan Review

Chairman Viehman recognized Philip and Denise Weis of 7191 Baptist Road who identified themselves as adjoining property owners to the site.

Chris Richardson, Sr. Project Manager for Hampton Technical Associates accompanied Pastor Josh Tancordo to update the commission on the project since last discussed at the January 29th workshop. He reported that the plans have been revised to address the comments of the Gateway Engineering January 27, 2025 review letter.

Mr. Jenkins suggested that the proposed juniper plants be replaced Green Giant Arborvitae as they are deer resistant and not subjected to mites.

Mr. Foote recommended that a barrier be present between the parking lot and playground area. Mr. Richardson was amenable to the request.

Ms. Weis informed the members that she contacted Councilman Cenci about their drainage issue.

It was the consensus of the commission to not recommend installation of sidewalk at this time due to the cost and sloping condition.

At the end of discussion, Mr. Raeder made a motion to grant preliminary / final plan approval for the parking lot expansion with the following conditions:

1. That the applicant complies with the Gateway Engineering review letter dated January 27, 2025.
2. That the applicant complies with the Municipal Planner's review letter dated February 5, 2025.

Mr. Raeder also recommended to Municipal Council that no sidewalk installation occur at this time. Mr. Grandillo seconded the motion and passed unanimously.

I. NEW BUSINESS – None

J. OTHER ITEMS

1. Draft Comprehensive Zoning Ordinance Update:

Mr. Harbison reported that the assistant municipal solicitor will be attending the February 26th workshop meeting for continued discussion on Articles V and VI of the draft Zoning Ordinance update.

K. FUTURE MEETING DATES

Chairman Viehman noted the upcoming meetings being the February 26, 2025 workshop meeting followed by the March 12th regular meeting.

L. ADJOURNMENT – Chairman Viehman adjourned the meeting at 7:55 p.m.