

**MUNICIPALITY OF BETHEL PARK
MEETING MINUTES**

**PLANNING & ZONING COMMISSION REGULAR MEETING
JULY 9, 2025 @ 7:30 P.M.
COUNCIL CHAMBERS
BETHEL PARK MUNICIPAL BUILDING**

A. CALL TO ORDER

Chairman Mark Viehman called to order the July 9, 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. Brad Floom, Mr. Adam Foote, Mr. Peter Grandillo, Mr. Rick Raeder, Vice-Chairman, and Mr. Mark Viehman, Chairman.

Members absent were Mr. Keith Hoppe, Mr. Tom Riley, and Ms. Katelyn Walsh.

Council Liaison in attendance: Mr. Jim Jenkins

Staff in attendance: Gerald J. Harbison, Municipal Planner

C. COMMUNICATIONS

Mr. Viehman noted that the Municipality a draft of Upper St. Clair Township's Comprehensive Plan Update. Mr. Harbison reported that the zoning is consistent with Bethel Park's zoning at the municipal boundaries.

D. MINUTES

1. Planning & Zoning Commission regular meeting, May 14, 2025

Chairman Viehman called for comment on the May 14, 2025 minutes. Hearing none, he called for a motion to approve. Mr. Raeder made a motion to approve the minutes of the May 14, 2025 regular meeting as submitted. Mr. Grandillo seconded the motion, and it passed unanimously on a roll call vote.

2. Planning & Zoning Commission workshop meeting, May 28, 2025

Chairman Viehman called for comment on the May 28, 2025 minutes. Hearing none, he called for a motion to approve. Mr. Raeder made a motion to approve the minutes of the

May 28, 2025 workshop meeting as submitted. Mr. Grandillo seconded the motion, and it passed unanimously on a roll call vote.

E. CITIZEN COMMENT (Non-Agenda) – None

F. OLD BUSINESS - None

G. NEW BUSINESS – None

H. OTHER ITEMS

1. Draft Comprehensive Zoning Ordinance Update:

a. Discuss Zoning Map Changes

Mr. Harbison directed the members to his Memorandum dated July 2, 2025 providing a general summary on the proposed changes to the Zoning Map. He noted the zoning map changes were reasoned in four categories: To reflect the goals and objectives of the comprehensive plan; Adjustments to the Commercial Zone District Classifications; Adjustments to the Residential Zone District Classifications; and Corrections to certain zoning district boundary lines to eliminate split zoned properties, show prior rezoning approvals not currently plotted, and reclassify lots to match the existing land use.

Mr. Harbison pointed out that the current Highway Overlay Zone and Oxford Drive Transportation Overlay District are not being carried forward and would no longer be in effect or shown on the zoning map.

Before discussing the map changes, Mr. Harbison alerted the members to Zoning Classification issue that will likely result in an adjustment to the proposed zoning map update. He pointed out that the proposed zoning map reduces the number of One Family Residential Zoning Districts from three to two. In doing so, the proposed R-2 One Family Zone includes the current R-2 and R-3 zoned properties. He stated that an unintended creation of numerous non-conforming would occur as the current R-3 minimum lot size of 8,710 square feet would be less than the minimum 12,780 square foot lot area in the proposed R-2 zone. The members agreed that this unintended issue would need to be addressed.

Mr. Harbison directed the members to his summaries of zoning map changes prepared for each Ward. The members then discussed the proposed zoning map changes in Wards 1, 4, 6, 8, and 9 and had the following comments and observations to the proposed zoning map:

Ward 1:

- Mr. Foote questioned the recommended reclassification of 5607 LIBRARY RD (Zabkar's Auto Repair) from C-4 OFFICE COMMERCIAL to the new R-3 MULTIPLE FAMILY since the use of property is commercial. Mr. Harbison noted that the commercial garage would be a non-conforming use in either zoning

designation. He added that the R-3 zoning would match surrounding uses. At the end of discussion, it was the preference of the members to reclassify the property to C-1 rather than the new R-3 MULTIPLE FAMILY.

Ward 4:

- Mr. Grandillo was not in favor of reclassifying the R-T TOWNHOUSE DISTRICT occupied by PA American Water and other light industrial businesses in the 500 – 600 Block of Horning Rd to MANUFACTURING. He expressed concerns of the nearby recycling center's ability to expand into the area under the MANUFACTURING Zoning negatively impacting roadways adjacent neighborhoods. He also cited successful townhome development has occurred in proximity to this area. At the end of discussion, it was the consensus of the group to not reclassify the R-T TOWNHOUSE DISTRICT to MANUFACTURING but rather assign the new R-4 High Density classification to it.
- Mr. Grandillo was not in favor of rezoning the 7.5-acre property of 409 HORNING RD from R-3 and R-T to C-2. He noted that commercial volume traffic would negatively impact Horning Road. He believed the current zoning provides a reasonable transition from the existing adjacent C-2 zoning. At the end of discussion, it was the consensus of the group to not rezone 409 HORNING RD reclassify the R-T TOWNHOUSE DISTRICT occupied by PA American Water and other light industrial businesses in the 500 – 600 Block of Horning Rd to C-2 and keep the transitional residential zoning.
- The members re-stated their recommendation to not implement the Transit Oriented Development zoning at this time.

Ward 6:

- Adjustment to the R-1 / R-2 Zoning District Boundary to eliminate a split zoning of 5658 KINGS SCHOOL RD to become R-1.

Ward 8:

- Mr. Foote questioned the recommended change of zoning from R-4 Multiple Family Residential and C-2 to C-1 for the undeveloped properties at Bethel Church Road / Library Rd intersection. Mr. Harbison noted that the C-1 zoning matched the zoning surrounding the properties.

Ward 9:

There were no changes proposed.

I. FUTURE MEETING DATES - Not discussed.

J. ADJOURNMENT – Chairman Viehman adjourned the meeting at 8:55 p.m.