

**MUNICIPALITY OF BETHEL PARK
MEETING MINUTES**

**PLANNING & ZONING COMMISSION REGULAR MEETING
AUGUST 13, 2025 @ 7:30 P.M.
COUNCIL CHAMBERS
BETHEL PARK MUNICIPAL BUILDING**

A. CALL TO ORDER

Chairman Mark Viehman called to order the August 13, 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. Daniel Gales, Mr. Peter Grandillo, Mr. Rick Raeder, Vice-Chairman, Mr. Tom Riley, Ms. Katelyn Walsh, and Mr. Mark Viehman, Chairman.

Members absent were Mr. Brad Floom, Mr. Adam Foote, and Mr. Keith Hoppe.

Council Liaison in attendance: Mr. Jim Jenkins

Staff in attendance: Gerald J. Harbison, Municipal Planner

C. COMMUNICATIONS

Non- Agenda Item 1. Appointment of Daniel Gales to the Planning and Zoning Commission

Chairman Viehman welcomed Mr. Daniel Gales to the commission. Mr. Gales noted he has a construction background and looks forward to working with the group.

D. MINUTES

1. Planning & Zoning Commission regular meeting, July 9, 2025

Chairman Viehman called for comment on the July 9, 2025 minutes. Hearing none, he called for a motion to approve. Mr. Raeder made a motion to approve the minutes of the July 9, 2025 regular meeting as submitted. Mr. Grandillo seconded the motion, and it passed unanimously on a roll call vote with Mr. Gales, Mr. Riley, and Ms. Walsh abstaining.

2. Planning & Zoning Commission workshop meeting, July 30, 2025

Chairman Viehman called for comment on the July 30, 2025 minutes. Hearing none, he called for a motion to approve. Mr. Raeder made a motion to approve the minutes of the July 30, 2025 workshop meeting as submitted. Mr. Grandillo seconded the motion, and it passed unanimously on a roll call vote with Mr. Gales.

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 August 7, 2025 providing an update to the general summary on the proposed changes to the Zoning Map to include consensus on the discussion at the July 30th meeting.

The members then continued discussion on the proposed zoning map changes in Wards 3 and 5 and reached a consensus on the following proposed zoning map changes:

Ward 3:

- Mr. Harbison reported backed to the members on their request to re-visit the proposed zoning classifications for 631 McMurray Road (Sr. Living Facility) and the nearby commercial properties of the medical office building (eye doctor) at 681 McMurray Road, the JAB Jewelry building at 531 McMurray Road, and the Self-Storage facility at 500-512 Limestone Road as the members were interested in assigning a zoning district that would include all these uses. He noted that C-2 Commercial Zone is the only district that would allow the senior living complex, self-storage facility, medical office, and retail uses. At the end of discussion, the members agreed to address the entire south frontage of McMurray Road between, Limestone Road, Clifton Road, and the Montour Trail by:
 - o To move forward with the Mackin Engineering C-2 zoning recommendation for the self-storage property on Limestone Road, the Sr. Retirement Community, and the Eye Doctor at 681.
 - o To Extend the C-2 district eastwardly to capture 553 McMurray Road and the adjoining JAB Jeweler property at 531.
 - o To zone the sliver between JAB Jeweler 531 property and the Beer distributor property at the corner of McMurray and Clifton to C-1.

Ward 5:

- Mr. Harbison reported back that 101 Horning Road is not split zoned and therefore, no change to the zoning map is necessary.
- Mr. Raeder recalled the group previously discussed the proposed rezoning of 4767, 4757, 4571, 4747, 4735, 4721 and 4719 Library Road from R-3 to C-1. He noted that these properties were residentially developed except for the church at 4767 and thought the zoning should remain residential. The members agreed and asked that the zoning map be changed accordingly.

I. FUTURE MEETING DATES – The members agreed to cancel the August 27, 2025 workshop meeting as there are no applications or other business to review.

J. ADJOURNMENT – Chairman Viehman adjourned the meeting at 8:10 p.m.