

**MUNICIPALITY OF BETHEL PARK
MEETING MINUTES**

**PLANNING & ZONING COMMISSION REGULAR MEETING
OCTOBER 8, 2025 @ 7:30 P.M.
COUNCIL CHAMBERS
BETHEL PARK MUNICIPAL BUILDING**

A. CALL TO ORDER

Chairman Mark Viehman called to order the October 8, 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, Mr. Daniel Gales, Mr. Peter Grandillo, Mr. Keith Hoppe, Mr. Rick Raeder, Vice-Chairman, Mr. Tom Riley, Ms. Katelyn Walsh, and Mr. Mark Viehman, Chairman.

Member Mr. Brad Floom and Council Liaison Mr. Jim Jenkins were not in attendance.

Staff in attendance: Gerald J. Harbison, Municipal Planner

C. COMMUNICATIONS - None

D. MINUTES

1. Planning & Zoning Commission Regular Meeting, August 13, 2025

Chairman Viehman called for comment on the August 13, 2025 minutes. Hearing none, he called for a motion to approve. Mr. Raeder made a motion to approve the minutes of the August 13, 2025 regular meeting as submitted. Mr. Grandillo seconded the motion, and it passed unanimously on a roll call vote with Mr. Foote and Ms. Walsh abstaining.

E. CITIZEN COMMENT (Non-Agenda) – None

F. OLD BUSINESS - None

G. NEW BUSINESS

**1. Clean Express Auto Wash #623
Major Land Development
Request for Preliminary / Final Plan Review**

The applicant was not present to present the plan to redevelop the property located at 5100 Library Road. Mr. Harbison explained the project to the group. He reported that the plans propose to retrofit the former Rite Aid Pharmacy building into an automated drive-thru car wash, upgrade utilities, modify the existing parking lot, and install accessory equipment such as exterior and interior vacuums.

Mr. Harbison noted that the exterior vacuums located in the parking stalls of the front yards require a zoning variance. He reported that an appeal has not been filed to date.

Mr. Harbison confirmed that the Gateway Engineering review letter has not yet been issued for this project.

The members took no action on the plan however noted the following comments and observations in reviewing the plan:

- The members inquired if left turns are permitted or restricted from the driveway exiting onto the Library Road. Left turn movements from this driveway was a concern to them due to the proximity of the Brightwood Road / Library Road intersection.
- The group inquired why a Ford F-150 truck was chosen for the truck turning radius template and not a fire department truck. The group suggested that the fire department be afforded the opportunity to review the plan for emergency access.
- The group suggested the applicant consider using a black color for the exterior vacuums.
- The group expressed concerns about noise from the vacuums and dryers.
- The members pointed out that the traffic directional arrows for the parking aisle were reversed.
- The group questioned the veracity of the Phase I Environmental Assessment Report as the interview responses to prior uses and ownership of the property went unanswered or were unknown.

Sandra and Timothy Kelly of 1002 Lenox Drive noted they live behind the property and expressed their concerns over noise and traffic.

H. OTHER ITEMS

1. Approval of the 2026 Meeting Dates

The members discussed meeting dates for 2026 and agreed to the following dates:

Planning & Zoning Commission Meetings – 7:30 pm – Council Chambers

January 14, February 11, March 11, April 8, May 13, June 10, July 8, August 12, September 9
October 14, November 11, December 9

Planning & Zoning Commission Workshop Meetings – 7:00 pm – Council Chambers

January 28, February 25, March 25, April 29, May 27, June 24, July 29, August 26
September 30, October 28, December 2, and January 6, 2027.

To avoid conflicts with the holidays, the group agreed to not conduct workshop meetings on the last Wednesdays in November and December but rather move them forward to the first Wednesday of the following months being December 2nd and January 6, 2027.

I. FUTURE MEETING DATES

Chairman Viehman noted the upcoming meetings being the October 29, 2025 workshop meeting followed by the November 12th regular meeting. Mr. Harbison reported that a conditional use application has been submitted for a Short-Term Rental Air BNB to be established at 5333 Madison Avenue, Rear. He noted that the applicant could make the upcoming workshop but not the regular meeting on November 12th. Mr. Harbison asked if the members would be willing to hear the testimony and render a recommendation on October 29th, he would advertise accordingly. It was the consensus of the group to hear the testimony at the October 29th meeting and render its recommendation at the November 12 voting meeting. Chairman Viehman noted that the applicant need not be present at the November 12th meeting for the recommendation announcement.

J. ADJOURNMENT – Chairman Viehman adjourned the meeting at 8:12 p.m.