

**MUNICIPALITY OF BETHEL PARK
MEETING MINUTES**

**PLANNING & ZONING COMMISSION REGULAR MEETING
DECEMBER 10, 2025 @ 7:30 P.M.**

**COUNCIL CHAMBERS
BETHEL PARK MUNICIPAL BUILDING**

A. CALL TO ORDER

Chairman Mark Viehman called to order the December 10, 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 was not in attendance.

Council Liaison Mr. Jim Jenkins was in attendance.

Staff in attendance: Mr. Gerald J. Harbison, Municipal Planner and Mr. Vince Kelly, Construction Code Official & Zoning Officer

C. COMMUNICATIONS - None

D. MINUTES

1. Planning & Zoning Commission regular meeting, November 12, 2025

Mr. Raeder made a motion to approve the minutes of the November 12, 2025 regular meeting as submitted. Mr. Grandillo seconded the motion and it passed unanimously.

E. CITIZEN COMMENT (Non-Agenda) – None

F. OLD BUSINESS

1. Ordinance Review – Zoning Ordinance Amendment

An Ordinance of The Municipality of Bethel Park, Allegheny County, Pennsylvania, Repealing The Code Of Ordinances Chapter 69 Zoning, Section 69.35.7 Specific Standards for Chickens and Replacing it with a New Chapter 69 Section 69.35.7 Specific Standards for Chickens and Ducks.

Chairman Viehman asked Mr. Harbison to present the staff report. Mr. Harbison provided a power point presentation outlining the content in the ordinance. The ordinance would have the section of the Zoning Ordinance pertaining to Specific Regulations for Chickens re-written to include regulations for non-flying domesticated ducks. He noted that the manure management plan, currently for chickens, is proposed to be updated for ducks as well.

Mr. Raeder made a motion to recommend approval the ordinance to Council contingent upon receiving the County Planning Department review. Mr. Grandillo seconded the motion, and it passed with a 6-2 majority vote with members Mr. Grandillo and Mr. Hoppe dissenting.

2. Ordinance Review – Zoning Ordinance Amendment

An Ordinance Of The Municipality Of Bethel Park, Allegheny County, Pennsylvania, Amending Chapter 69 (“Zoning”), Article II (“Rules And Definitions”) Section 69.8. (“Definitions”), To Add A Definition For “Adaptive Reuse,” And To Amend Article XXIII (“Requirements For Conditional Uses”) To Add New Section 69.92 Listing Express Conditions For Adaptive Reuse

Chairman Viehman asked Mr. Harbison to present the staff report. Mr. Harbison reported that the ordinance had been further updated to address the Commission’s comments from the December 3rd discussion.

Chairman Viehman call for any questions and comments on the proposed ordinance.

The members agreed with Mr. Raeder’s suggestion that the standards include a requirement for a lighting plan submission.

The members agreed with Mr. Hoppe’s suggestion to clarify the types of daycares permitted, that is human or animal or both.

The members agreed with Mr. Grandillo’s suggestion to add a disclaimer to not require a conditional use review should the proposed reuse be a permitted use in the underlying zoning district.

For the Reuses proposed for former public, semipublic and other large buildings (including public or private schools, places of worship or religious institution, armories, and other civic structures), the members expressed concern about the interpretation of the reuse reading “Meal Service Programs supported or subsidized by a charitable, social or government agency”. The members questioned if a Methadone Clinic would be permitted

under the guise of a Government service program as an example. It was the consensus of the group to have staff re-evaluate this reuse.

The members agreed with Mr. Grandillo's suggestion to remove the open-ended reuse Part (d) in the permitted reuses for the Industrial Park Zone.

It was the consensus of the commission to place the ordinance on their next meeting and for staff to consult with the municipal solicitor.

G. NEW BUSINESS - None

H. OTHER ITEMS - None

I. FUTURE MEETING DATES

Chairman Viehman noted the Commission's next meetings to be the January 14, 2026 regular meeting followed by the January 28, 2026 workshop.

J. ADJOURNMENT – Chairman Viehman adjourned the meeting at 8:31 p.m.