

**MUNICIPALITY OF BETHEL PARK
MEETING MINUTES**

**PLANNING & ZONING COMMITTEE REGULAR MEETING
JANUARY 14, 2026 @ 7:00 P.M.**

**COUNCIL CHAMBERS
BETHEL PARK MUNICIPAL BUILDING**

A. CALL TO ORDER

Chairman Mark Viehman called to order the January 14, 2026, Regular Meeting of the Bethel Park Planning and Zoning Commission at 7:00 p.m.

B. ROLL CALL

The following members were in attendance: Mr. Adam Foote, Mr. Daniel Gales , Mr. Keith Hoppe, Mr. Rick Raeder, Vice-Chairman, Mr. Tom Riley, and Mr. Mark Viehman, Chairman.

Members absent were Mr. Brad Floom, Mr. Peter Grandillo, and Ms. Katelyn Walsh.

Council Liaison in attendance: Ms. Alison K. Piccolino

Councilmen Mr. Joseph Janosik and Mr. Jim Jenkins were in attendance.

Staff in attendance: Gerald J. Harbison, Municipal Planner

C. ELECTION OF OFFICERS

Chairman Viehman called for nominations for the 2026 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 reappointing Mark Viehman as Chairman, Rick Raeder as Vice Chairman, and Peter Grandillo as Secretary.

D. COMMUNICATIONS – None

E. MINUTES

1. Planning & Zoning Commission workshop meeting, December 3, 2025

Mr. Raeder made a motion to approve the minutes of the December 3, 2025 workshop meeting as submitted. Mr. Riley seconded the motion and it passed unanimously.

2. Planning & Zoning Commission regular meeting, December 10, 2025
Mr. Raeder made a motion to approve the minutes of the December 10, 2025 regular meeting as submitted. Mr. Riley seconded the motion and it passed unanimously.

F. ANNUAL REPORT – 2025

Mr. Viehman call for comments on the proposed Annual Report for 2025. Mr. Raeder made a motion to approve the 2025 Annual Report as submitted. Mr. Riley seconded the motion and it passed unanimously.

G. CITIZEN COMMENT (Non-Agenda) – None

H. OLD BUSINESS

1. 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 referred to an updated ordinance addressing the Commission’s comments from the December 10th discussion.

In response to the members comment that the Adaptive Reuse definition being too vague, Mr. Harbison provided a revised definition to read *“The process of repurposing an existing building for a new, different function while preserving its historic, architectural, or cultural character.”*

Mr. Harbison reported that he consulted with the solicitor’s office and confirmed that a reuse permitted by right in the underlying zoning need not go through the conditional use process.

He reported that he also confirmed that the language for express condition reading *“Meal Service Programs supported or subsidized by a charitable, social, or government agency”* was acceptable. The members had expressed a concern that, as written, permissions for unintended uses may occur under the guise of any government program.

Mr. Harbison reported the Zoning Ordinance Update proposes numerous additional uses in the Manufacturing Zone. He believed the need for adding more adaptive reuses in the Industrial Park would now be a moot point and removed the Industrial Park section from the proposed Adaptive Reuse Ordinance.

The members inquired as to what the proposed additional uses are for the Manufacturing Zone in the draft Zoning Ordinance Update. Mr. Harbison informed the members that a complete list was not immediately available for this evening's discussion. It was the consensus of the members to not make a recommendation the proposed zoning amendment at this time and asked staff to report back with lists of the additional uses proposed in the Zoning Ordinance Update for the Manufacturing Zone and of the uses currently occupying buildings in the Manufacturing Zones exclusive of the Industrial Park for further evaluation.

I. NEW BUSINESS – None

J. OTHER ITEMS - None

K. FUTURE MEETING DATES

Chairman Viehman noted the upcoming meetings being the January 28, 2026 workshop meeting followed by the February 11th regular meeting. Mr. Harbison reported the agendas include the Clean Express Car Wash to retrofit the vacant Rite Aid building to an automated carwash at 5001 Library Road and Emery Property Management proposing to redevelop 2302 Old Bethel Church Road. He added the Bethel Bakery's rezoning request will be on the February 11th meeting.

L. ADJOURNMENT – Chairman Viehman adjourned the meeting at 7:25 p.m.