MUNICIPALITY OF BETHEL PARK
MEETING MINUTES

PLANNING & ZONING COMMISSION REGULAR MEETING
APRIL 8, 2026 @ 7:00 P.M.

COUNCIL CHAMBERS
BETHEL PARK MUNICIPAL BUILDING

A. CALL TO ORDER

Chairman Mark Viehman called to order the April 8, 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: Ms. Katelyn Walsh; Mr. Keith Hoppe; Mr. Peter Grandillo; Mr. Rick Raeder, Vice-Chairman; Mr. Mark Viehman, Chairman; Mr. Daniel Gales; Mr. Adam Foote; Mr. Tom Riley; and Mr. Brad Floom.

Councilmember in attendance: Ms. Alison Piccolino

Staff in attendance: Michael J. Haberman, Interim Municipal Planner / Municipal Engineer

C. COMMUNICATIONS - None

D. MINUTES

A motion to approve the meeting minutes from the February 25, 2026, PZC Workshop Meeting was made by Mr. Raeder and seconded by Mr. Grandillo. The motion passed by a vote of 8-0. Mr. Floom abstained.

A motion to approve the meeting minutes from the March 25, 2026, PZC Workshop Meeting was made by Mr. Raeder and seconded by Mr. Grandillo. The motion passed by a vote of 7-0. Mr. Floom and Mr. Foote abstained.

E. CITIZEN COMMENT (Non-Agenda) – None

F. OLD BUSINESS

1. **Bethel Park Seven Brew**
   Minor Land Development #2026-0066
   <u>Request for Preliminary / Final Plan Review</u>

Mr. Mike Lusaitis, consultant for the applicant, provided an overview and summary of the proposed development and its location.

Mr. Lusaitis proceeded to review each of the outstanding review comments from Gateway Engineers' April 6, 2026, review letter and indicated that none of the comments were significant and could be addressed.

Mr. Lusaitis and Mr. Haberman, municipal engineer, agreed that the remaining outstanding comments could be worked through as a condition of final approval.

Mr. Haberman confirmed for the PZC members that the remaining technical comments were minor and the remaining outstanding general comments were typical items that are required after approval and prior to construction.

Ms. Walsh expressed some concern and question with the species of trees and shrubs that were proposed on the landscape plans. Mr. Lusaitis agreed to review the proposed plantings and remove and replace any that were identified as Ms. Walsh as potentially being problematic.

Mr. Raeder made a motion for preliminary and final approval of the proposed Minor Land Development application #2026-0066 conditioned upon addressing the outstanding comments in Gateway's April 6, 2026, review letter. The motion was seconded by Mr. Grandillo and passed by a vote of 8-0. Mr. Floom abstained.

G. NEW BUSINESS

1. **Myers Plan of Lots**
   Major Subdivision #2026-0101
   <u>Request for Preliminary / Final Plan Review</u>

Ms. Kim Gales, consultant for the applicant, gave an overview of the project location and proposed subdivision.

Mr. Haberman provided a summary of Gateway Engineers' April 3, 2026, review letter and indicated that the remaining comments were minor and could be addressed by Ms. Gales.

Mr. Raeder made a motion for preliminary and final approval of the proposed Major Subdivision application #2026-0101 conditioned upon addressing the outstanding comments in Gateway's April 3, 2026, review letter. The motion was seconded by Mr. Grandillo and passed by a vote of 8-0. Mr. Floom abstained

2. Primrose School Franchising Company LLC
<u>Rezoning Application #2026-0087</u>

Ms. Brianne Lucot, franchisee for Primrose School, introduced herself and the applicant consultant team.

Mr. Joe Verduci, speaking on behalf of Brentwood Bank, which is the owner of the subject property, read a message in support of the requested rezoning.

Mr. Jeff DePaolis, Kimley-Horn, gave an overview of the rezoning traffic study results and provided additional information and responses to comments that were made at the March 25, 2026, PZC Workshop Meeting. Comments Mr. DePaolis addressed questions about traffic concerns, queues, etc. and indicated that PennDOT review and approval would be required if the project were to be rezoned and the property owner were to proceed with a land development submission.

Mr. Bill Moldovon, Kimley-Horn, went through an updated slide presentation which included information on parking, pick-up and drop-off activities, fire safety criteria, number of staff and students, etc. associated with the potential development of a Primrose School. Mr. Moldovan concluded his presentation by asking the PZC to recommend approval of the requested rezoning and to trust that concerns related to traffic, access, safety, etc. would be addressed with a land development application.

Mr. Moldovan proceeded to list recent rezonings nearby and indicated that those rezonings provided precedent that should be considered when making a final recommendation.

Mr. Haberman, municipal engineer, clarified the differences between a rezoning traffic study and a traffic study for a proposed land development. Mr. Haberman also indicated that ultimate approval on access to the site and whether or not traffic improvements would be required would be borne out during the land development process and through reviews by PennDOT and Gateway Engineers.

Mr. Grandillo asked for clarification on what may or may not be approved or attached as conditions to a rezoning or in the future to a potential land development application. Mr. Haberman confirmed that if the property is rezoned, then any future land development application would be beholden to the ordinance requirements for the new zoning.

Mr. DePaolis provided additional information and comments on the process that would be followed as it relates to PennDOT approval, access to the site, and the identification of traffic impacts that would be part of a land development application.

Mr. Viehman asked the applicant if they had funds available for traffic mitigations should the study for a land development application show that improvements are required. Ms. Lucot stated that they do have funds allotted for potential traffic improvements but that is was premature to indicate how much funding was available or what improvements would be considered.

Mr. Moldovan reviewed the permitted uses within C-3 and discussed a slide that showed each use and whether or not those uses could fit on the subject site and meet the ordinance requirements for size, setbacks, parking, etc. Under the C-3 zoning, the highest-and-best use under the C-3 zoning designation would be a day care center.

Mr. Haberman confirmed that day care center is the highest-and-best use under the C-3 designation. Discussion ensued regarding the potential elimination of the C-3 zoning district and other uses that would be permitted should the property ultimately become C-1 or C-2 if the C-3 zoning district were to be eliminated by the municipality in the future. Mr. Haberman stated that if the property were to be rezoned to C-3 and then ultimately became C-1 or C-2 as the result of the elimination of the C-3 zoning district, then the uses that are permitted in C-1 or C-2 could be developed if Primrose School walked away from the site and another developer pursued a different development. That land development plan and application would be subject to the ordinance requirements of the new zoning district.

Mr. Viehman and Ms. Walsh asked for clarification on the queues and expressed concerns related to existing and future traffic conditions at the intersection of

McMurray Road and South Park Road. Mr. DePaolis explained the analysis process that was undertaken and expanded upon other options for analyses and signal timing adjustments that can be done to alleviate delays and queues.

Mr. Haberman asked the applicant if there was sufficient space on the site to construct the Primrose School development and to allow for the widening of South Park Road into the site for a turn lane.

Mr. Jason Lang, Primrose School, confirmed that there is adequate space for additional right-of-way and for the widening of South Park Road in conjunction with the development of the site as a Primrose School.

Mr. Raeder made a motion to recommend approval of the requested rezoning of Parcel ID 668-H-025 from R-1 One Family Residential zoning district to C-3 Professional Service District zoning designation. The motion was seconded by Mr. Grandillo. The motion passed after a roll call vote of 6-2. Mr. Viehman and Mr. Riley voted no. Mr. Floom abstained.

G. OTHER ITEMS - None

H. FUTURE MEETING DATES

Chairman Viehman noted the upcoming meetings to be the April 29th workshop meeting followed by the May 13th regular meeting.

I. ADJOURNMENT – Chairman Viehman adjourned the meeting at 8:35 p.m.