

MUNICIPALITY OF BETHEL PARK
ALLEGHENY COUNTY, PENNSYLVANIA

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COUNCIL PUBLIC HEARING MEETING MINUTES
CHAPTER 27 DANGEROUS BUILDINGS & STRUCTURES

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COUNCIL MEMBERS

Timothy J. Moury (President)
James P. Hannan (V. President)
Joseph A. Consolmagno
Todd S. Cenci
Donald L. Harrison
James McLean
Timothy Campbell
Lorrie A. Gibbons
Mark J. O'Brien

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Municipal Manager: Laurence Christian
Police Chief: Timothy O'Connor
Mayor: Jack T. Allen

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DATE: Monday, April 26, 2021
TIME: 7:30 p.m.

PLACE: Municipality of Bethel Park
5100 West Library Avenue
Bethel Park, Pennsylvania 15102

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Reported by: Kim Simms Strnisa

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1 P-R-O-C-E-E-D-I-N-G-S

2 (Commencing at approximately 7:30 p.m.)

3 PRESIDENT MOURY: I'd like to call
4 to order the Public Hearing.

5 One minute for me to pull up my
6 agenda.

7 Public Hearing Chapter 27 for
8 Dangerous Buildings and Structures.

9 Mr. Christian, would you please
10 call the role.

11 MR. CHRISTIAN: Dr. Campbell?

12 DR. CAMPBELL: Here.

13 MR. CHRISTIAN: Mr. Cenci?

14 MR. CENCI: Here.

15 MR. CHRISTIAN: Mr. Consolmagno?

16 MR. CONSOLMAGNO: Here.

17 MR. CHRISTIAN: Ms. Gibbons?

18 MS. GIBBONS: Here.

19 MR. CHRISTIAN: Mr. Hannan?

20 MR. HANNAN: Present.

21 MR. CHRISTIAN: Mr. Harrison?

22 MR. HARRISON: Present.

23 MR. CHRISTIAN: Mr. McLean?

24 MR. McLEAN: Here.

25 MR. CHRISTIAN: Mr. Moury?

1 PRESIDENT MOURY: Here.

2 MR. CHRISTIAN: Mr. O'Brien?

3 MR. O'BRIEN: Present.

4 PRESIDENT MOURY: Thank you,
5 everybody.

6 This is a Public Hearing Chapter 27
7 Dangerous Building Structures. And the way
8 this will go, just so everybody understands,
9 our planner will go over, Mr. Jeff Winkle,
10 the Ordinance, and essentially what we're
11 taking public comments on.

12 We will then have an opportunity
13 for the public to give -- proponents, people
14 in favor, opponents, people against,
15 following his presentation, and also an
16 opportunity for Council to speak.

17 So at this time, I would like to
18 turn to Mr. Winkle. If you could give an
19 overview, please, front and center stage.

20 MR. WINKLE: Thank you, Mr. Moury.

21 Yes, this evening I'd just like to
22 -- I'm happy to present to you the Ordinance
23 change of the total rewrite of Chapter 27
24 Dangerous Buildings and Structures. We'd
25 like to adopt a new Chapter 27 Property

1 Maintenance Code, adoption of the 2015
2 International Property Maintenance Code with
3 amendments.

4 I don't know if you want to share
5 the screen, Laurence?

6 PRESIDENT MOURY: If I could ask
7 everybody online, if you could please mute
8 because we're getting some background, I
9 would appreciate it. Thank you.

10 MR. CHRISTIAN: It was open. Now
11 it's no longer open.

12 MR. WINKLE: If you can go to the
13 I drive --

14 MR. CHRISTIAN: Yeah.

15 MR. WINKLE: -- under Planning.

16 MR. CHRISTIAN: Yeah. I'm not --
17 my drives aren't on here, Jeff, so...

18 MR. WINKLE: Okay. All right.

19 MR. CHRISTIAN: I got them in the
20 -- (indiscernible) codes. If you want to
21 keep talking, it will take me two minutes.

22 MR. WINKLE: Well, as I mentioned,
23 Chapter 27 currently is Dangerous Buildings
24 and Structures. And we would be replacing
25 that with a new Chapter 27, the Property

1 Maintenance Code.

2 If everybody remembers, the
3 recently adopted -- well, recently is short
4 terms -- the Comprehensive Plan for
5 Blueprint for Bethel Park in 2020. One of
6 the key features there was, it identified
7 strategies to proactively address blighted
8 properties, promote quality neighborhoods.

9 Housing is an important key in
10 strategies for the -- you know, a benefit of
11 Bethel Park. So it was noted that, you
12 know, we need to not only build, you know,
13 nice developments, but then we need to work
14 to maintain them to keep them upgraded.

15 The 2020 Property Maintenance Code,
16 which would be the International Property
17 Code by the International Code's Council,
18 very similar. It's one of the additions of
19 the International Code Council, which we
20 follow through the UCC, which, you know,
21 says to follow the code books that are
22 already drafted, and then you adopt them as
23 a reference and use them. They've been
24 vetted out and, you know, they work for, you
25 know, municipalities in general.

1 One of the key things we did also,
2 though, was we did keep some of the key
3 provisions that work for Bethel Park. So
4 you don't want to lose your individuality
5 when you're adopting these Uniform
6 Construction Codes or Uniform Maintenance
7 Codes.

8 One of the key things is that we
9 did keep the section on weeds. It has
10 worked for our Code Enforcement in the past.
11 Junk vehicles, garbage, and there's a couple
12 articles of storm drainage that are touched
13 on within this Property Maintenance Code.
14 But we kept what was important and what
15 worked for Bethel Park.

16 And, you know, so, basically, on
17 that, you know, those are the key features
18 on it. If you have any questions after the
19 Public Hearing, if there's no opposition or
20 no outstanding questions, we would ask that
21 Council just authorize staff to advertise
22 properly the Ordinance for adoption.

23 Just make a note that this Public
24 Hearing was properly advertised also. And
25 the Ordinance amendment has been reviewed by

1 the Planning Commission, and was recommended
2 back in December of 2020. And it also was
3 reviewed -- worked through the Solicitor
4 with it on it also, and staff.

5 So, any questions? I'd love to
6 answer them from here.

7 PRESIDENT MOURY: Okay. Does
8 anybody have any questions from Council?

9 (No response.)

10 PRESIDENT MOURY: Okay. Hearing
11 none.

12 Thank you, Mr. Winkle. We
13 appreciate all your time and effort.

14 And, Ms. Gibbons, for shepherding
15 this through with the Planning Commission.

16 I know there was several meetings
17 and a lot of discussion and debate on what
18 to do, how to improve. So we appreciate
19 everybody's time.

20 At this time, I would like to open
21 up the Resident Comment section.

22 Any proponents; people against?

23 (No response.)

24 PRESIDENT MOURY: Let the record
25 show none in attendance, nor have we

1 received any comments from the public.

2 Are there any opponents; people
3 that would be opposed to this change in
4 Ordinance?

5 (No response.)

6 PRESIDENT MOURY: Hearing none.

7 As Mr. Winkle said, this is just a
8 review as part of Blueprint Bethel Park that
9 he identified we need to go through. And
10 this is a long, arduous process that we've
11 started. We've picked the top key elements
12 or sections of the code that we want to
13 review. And the Planning Commission and
14 staff have been working on it.

15 So this is going to be a trend over
16 the next probably few years until we get
17 through the whole code book and make sure
18 everything's up to date and it meets the
19 current standards, and it also helps us
20 protect the neighborhoods -- the integrity
21 of the neighborhoods. It gives us, you
22 know, a little more enforcement power and a
23 little guidance to the community on kind of
24 our expectations.

25 So hearing none, and there's no

1 other discussion --

2 MR. HANNON: I move we adjourn.

3 PRESIDENT MOURY: There's a motion
4 to adjourn by Mr. Hannon.

5 DR. CAMPBELL: Second.

6 PRESIDENT MOURY: Second by
7 Dr. Campbell.

8 All in favor?

9 DR. CAMPBELL: Aye.

10 MR. CENCI: Aye.

11 MR. CONSOLMAGNO: Aye.

12 MS. GIBBONS: Aye.

13 MR. HANNAN: Aye.

14 MR. HARRISON: Aye.

15 MR. McLEAN: Aye.

16 PRESIDENT MOURY: Aye.

17 MR. O'BRIEN: Aye.

18 PRESIDENT MOURY: Opposed?

19 (None opposed.)

20 PRESIDENT MOURY: Okay. The
21 meeting for the Public Hearing Dangerous
22 Building and Structures has been closed.

23 (Whereupon, the hearing was
24 concluded at 7:35 p.m.)

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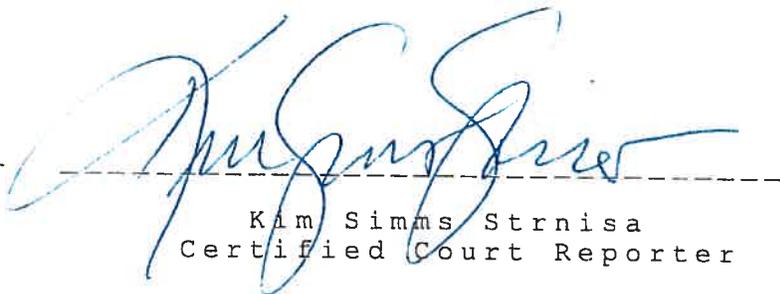
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I hereby certify that the transcript of the proceedings and evidence contained herein are a true and accurate transcription of my stenographic notes taken by me at the Bethel Park Council Public Hearing of the within cause, taken on April 26, 2021, and that the transcription was reduced to printing under my direction, and that this is a true and correct transcript of the same.

5/7/21

Date



Kim Simms Strnisa
Certified Court Reporter

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