

MUNICIPALITY OF BETHEL PARK

AGENDA

PLANNING AND ZONING COMMISSION WORKSHOP MEETING

APRIL 26, 2023 @ 7:00 P.M.

COUNCIL CHAMBERS

BETHEL PARK MUNICIPAL BUILDING

- A. ROLL CALL
 - B. COMMUNICATIONS
 - C. MINUTES – Draft Regular P&Z Commission meeting minutes, April 12, 2023.
 - D. CITIZENS COMMENTS
 - E. OLD BUSINESS
1. **Application #2023-0141:** Coen Markets, Inc. requests a recommendation for preliminary/final major land development approval for a proposed Coen Market and Gas Station at 5281 Library Road, Lot & Block #475-G-185. Current zoning C-2 General Commercial District, Ward 4. The proposed convenience market and gas station is a permitted use in the C-2 District.
 2. **Application #2023-0150:** Bethel Park School District requests a recommendation for preliminary/final major land development and lot consolidation approval for a proposed elementary school on several parcels of land along Kings School Road and on the Neil Armstrong Middle School property (5800 Murray Avenue), Lot & Block #772-C-150, #665-R-50, #665-L-180, and #665-K-50. Current zoning R-1 One Family Residential District, Ward 2. A public school is a permitted use in the R-1 District.

F. NEW BUSINESS

1. **Application #2023-0272:** Frank Zappala on behalf of Phoenix Keystone Group LLC requests rezoning of properties along McMurray Road, Property Lot & Block 775-H-50, 775-D-125, and a portion of 775-L-1. Current zoning is C-1 Neighborhood Commercial. Request to rezone properties to R-3 One Family Residential, Ward 3.

G. OTHER ITEMS

- The Planning Director position has been filled. The new full-time Planning Director is scheduled to start at the municipality on Monday, May 15, 2023. Gateway Engineers will continue to provide assistance to the municipality and the new Planning Director for several months to ensure a smooth transition.

H. FUTURE MEETING DATES

- Planning and Zoning Commission regular meeting May 10, 2023.
- Planning and Zoning Commission workshop meeting May 31, 2023.

I. ADJOURNMENT