

MUNICIPALITY OF BETHEL PARK

PLANNING AND ZONING COMMISSION MEETING

May 8, 2019

MINUTES

Chairman Mark Viehman called to order the May 8, 2019 Regular Meeting of the Bethel Park Planning and Zoning Commission at approximately 7:00 pm in the Council Chambers of the Municipal Building.

A. ROLL CALL

Present were: Ms. Cready, Mr. Fisher, Mr. Grandillo, Mr. Mingrone, Ms. Rios-Myers, Ms. Smith and Mr. Viehman.

Also present: John Quinlisk, Environmental Engineer

B. COMMUNICATIONS

Mr. Viehman asked if there were any communications. Ms. Cready noted the April 24, 2019 Workshop Summary.

C. APPROVAL OF MINUTES

A motion was made by Ms. Rios-Myers and seconded by Mr. Fisher to approve the minutes of the meeting of February 13, 2019. The motion was approved with seven (7) in favor and none opposed.

D. CITIZENS COMMENTS

Mr. Viehman asked if there were any citizen's comments. There was none.

E. OLD BUSINESS

Mr. Viehman asked if there was any old business. There was none.

F. NEW BUSINESS

- 1) **Application # 2019-0246**: Folino Proposed Garage Addition, Minor Land Development, 3165 Industrial BD, Property Lot & Block # 567-E-308, Domenic R. Folino – Applicant, Current Zoning Manufacturing/Light Industrial, Ward 1

Mr. Dominic Folino, the applicant, gave a summary of the Minor Land Development Plan - an addition on an existing building within the Industrial Park.

Mr. Viehman asked if staff had any comments, Mr. Quinlisk indicated that they had all been resolved. Mr. Viehman asked if there were any Commission or Citizens comments, to which there were none.

A motion was made by Ms. Rios-Myers and by Mr. Mingrone to approve Application 2019-0246: Folino Proposed Garage Addition, Minor Land Development, 3165 Industrial Boulevard

The motion was approved with seven (7) in favor and none opposed.

- 2) **Application # 2019-0247:** American Natural Retail PA LLC, Major Subdivision, Cool Springs Drive, Property Lot & Block # 316-E-10 – Pending Subdivision,, American Natural Retail PA LLC – Applicant, Current Zoning R-3, Ward 5
- 3) **Application # 2019-0248:** American Natural Retail PA LLC, Rezoning, Cool Springs Drive, Property Lot & Block # 316-E-10 – Pending Rezoning, American Natural Retail PA LLC – Applicant, Current Zoning R-3 to Proposed C-2, Ward 5

Ms. Adele Beaves, the applicant's engineer from Civil and Environmental Consultants, gave a summary of the Major Subdivision Plan – which includes subdividing 2.457 acres of land off of the existing Cool Springs Facility. The applicant is also wishing to Rezone the property from R-3 to a C-2 district.

Ms. Beaves reminded the Commission that a Community Meeting was held with all interested parties at the Church on Hamilton Road to discuss any questions or concerns residents of the area had.

Mr. Viehman asked if staff had any comments, Mr. Quinlisk indicated that a revised plan showing the required set-backs would need to be submitted prior to approval. Mr. Viehman asked if there were any Commission and Mr. Grandillo asked what the impacts to the driving range would be. Ms. Beaves indicated that it would be minimal.

Public Comments were then taken:

Ron Reynolds – 4730 Hamilton Road – Asked if Bethel Park had an ordinance that required a Master Plan to be approved for the Cool Springs Development. Staff and the Commission did not know at that time. Discussion followed. The Commission asked staff to determine if a Master Plan is required by Ordinance

Gary Gleckle – 5700 Villahaven Drive – In favor of application and re-zoning.

Stephanie Winstall – 5690 Koeffler Road – Asked if anyone had ever seen a gas station explosion. She hopes that would never happen in her neighborhood.

A motion was made by Ms. Rios-Myers and by Mr. Mingrone to recommend approval of Application 2019-0247: American Natural Retail PA LLC, Major Subdivision, Cool Springs Drive subject to the following conditions:

- The submission of a revised plan showing the required setbacks

The motion was approved with seven (7) in favor and none opposed.

A motion was made by Ms. Rios-Myers and by Mr. Mingrone to recommend approval of Application 2019-0248: American Natural Retail PA LLC, Rezoning from R-3 to C-2, Cool Springs Drive.

The motion was approved with seven (7) in favor and none opposed.

G. OTHER ITEMS

There were no other items.

H. ADJOURNMENT

A motion to adjourn was made by Ms. Rios-Myers and seconded by Ms. Smith. All were in favor and the meeting was adjourned at approximately 7:53 p.m.