

MUNICIPALITY OF BETHEL PARK

PLANNING AND ZONING COMMISSION MEETING

July 10, 2019

MINUTES

Chairman Mark Viehman called to order the July 10, 2019 Regular Meeting of the Bethel Park Planning and Zoning Commission at approximately 7:30 pm in the Council Chambers of the Municipal Building.

A. ROLL CALL

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

Also present: John Quinlisk, Environmental Engineer, and Emily Moldovan, Municipal Planner

B. COMMUNICATIONS

Mr. Viehman asked if there were any communications. Ms. Cready noted the Bethel Pines Land Development application, and Subdivision application, as well as the American Natural application. She also noted the memos from John Trant accordingly.

C. APPROVAL OF MINUTES

A motion was made by Ms. Rios-Myers and seconded by Mr. Raeder to approve the minutes of the meeting of June 12, 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.

- 1) **Application # 2019-0346**: Bethel Pines Subdivision, Major Subdivision, Demare Drive, Property Lot & Block #s 392-A-65, 392-A-110, & 392-A-76, FC Bethel LLC – Bethel Pines – Applicant, Current Zoning R-2 & R-3, Ward 8
(End of 90 Day Review Period August 27, 2019)

Mr. Jagger, the Applicant presented parts of the plan that had been revised. He stated that due to traffic concerns, they designed the hammerhead turnaround with emergency access gate. The gate will be 22' wide to be able to accommodate large trucks per Fire Department comments.

Some clarity was needed regarding the storm water waiver. Mr. Quinlisk asked if any other storms besides the 2-year, 24 hour storm were considered? He also stated that the pre & post construction storm water should not be that post -construction covers 90%. Mr. Jagger stated that was the nature of the waiver, and that for lots under 1 acre this is possible, and that there will still be storm water management in the form of a 10' X 20' rock sump on each of the lots.

Mr. Mingrone expressed his dislike of the above ground storm water detention pond for the remainder of the lots. This is going back in time, and he feels you cannot prevent sedimentation problems with this type of system. Mr. Jagger argued that it meets the ordinance, and was open to placing some decorative landscaping (pine trees) around the top of the slope for a visual barrier. He explained that an HOA will maintain the pond. The Board asked Mr. Jagger if the fence can be placed in before housing due to safety concerns. He stated that yes, there will be a development agreement, and will not get the escrow money released until the fence is placed properly.

A motion was made by Ms. Rios-Myers, and seconded by Mr. Raeder to recommend Council approval of Application 2019-0346: Proposed Bethel Pines Subdivision, Major Subdivision,, Property Lot & Block #s 392-A-65, 392-A-110, & 392-A-76 subject to the following:

1. Addressing the outstanding review comments in the July 5th staff memo to the Commission

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

- 2) **Application # 2019-0347:** Bethel Pines Major Land Development, Demare Drive, Property Lot & Block #s 392-A-65, 392-A-110, & 392-A-76, FC Bethel LLC – Bethel Pines – Applicant, Current Zoning R-2 & R-3, Ward 8
(End of 90 Day Review Period August 27, 2019)

A motion was made by Mr. Raeder, and seconded by Mr. Mingrone to recommend Council approval of Application 2019-0047: Proposed Bethel Pines Major Land Development, Property Lot & Block #s 392-A-65, 392-A-110, & 392-A-76 subject to the following:

1. Addressing the outstanding review comments in the July 5th staff memo to the Commission
2. The execution of a Developer's Agreement prior to recording the plan.
3. Allegheny county HOP be obtained prior to site work occurring.
4. No walls or mailboxes shall be placed in the hammerhead.
5. The emergency access gate be able to accommodate a 48' in length fire truck.

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

- 3) **Application # 2019-0348**: Bethel Park American Natural , Major Land Development, Cool Springs Drive, Property Lot & Block # 316-E-10 – Pending Subdivision, Perdita Holdings LLC/Andrea Feinstein – Applicant, Current Zoning R-3 to Proposed C-2 (Rezoning Application Currently Under Review), Ward 5 (End of 90 Day Review Period August 27, 2019)

Chris Dombroskie with Civil & Environmental Consultants provided an overview of the plan. He explained that they will be grading outside of the property in order to prevent the need for large retaining walls and less earth disturbance. They will obtain easements to do so. He stated that Gateway Engineers has completed their review of the traffic study. There was a lot of back and forth, but all is resolved. This is an application for a 4,800 SF convenience store and food deli with be 8 bays, so 16 fueling positions. Storm water management for the site will be underground tanks. Andrea Feinstein with American Natural confirmed that this will be for civilian use, and not high speed diesel or heavy duty use. It is not a 24-hour operating facility. The applicant displayed the renderings to show the aesthetics.

A resident from Cool Springs voiced her concerns. She was most concerned about the vent pipe for the fuel. Ryan Wotis, council for the applicant, stated that this is not an ongoing, constant vent. She also wanted to know how many gallons of fuel would be in the tanks? Ms. Feinstein stated it would be approximately 20,000 gallons. Lastly, the resident wanted to know if a traffic study was done for Cool Springs Drive. It was explained that a traffic study only focused on PM peak hour trips, not particularly Cool Springs Drive trips.

Pat Clifford, representing Kaufman Jacobs also presented concerns in that this will effect the residents of the retirement community. This will have an impact on noise, light, air pollution, and decrease property values. Mr. Clifford discussed that there is a private covenant stating clearly there is to be no gas station use. The Commissioners pointed out that this is a private matter, and secondly, why was this not brought up earlier in the process prior to wasting everyone's time. Mr. Clifford argued that they were not aware of this proposal, but several members of the Planning Commission stated that people were well aware of this proposal.

Mr. Wotis refuted the claim that this is a prohibited use in the private document. He proceeded to read the part of the document relating to the Market District Express or similar facility. However, the Planning Commission halted the remainder of the argument because the purpose of the voting meeting was not on the use, but rather the land development plan meeting Bethel Park ordinances.

A motion was made by Ms. Rios-Myers, and seconded by Mr. Raeder to recommend Council approval of Application 2019-0348: Proposed Bethel Park American Natural , Major Land Development, Cool Springs Drive, Property Lot & Block # 316-E-10 subject to the following:

1. Addressing the outstanding review comments in the July 5th staff memo to the Commission
2. The execution of a Developer's Agreement prior to recording the plan
3. Council approval of the rezoning request

F. NEW BUSINESS

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

G. OTHER ITEMS

Comprehensive Plan Draft Discussion

Jenni Easton, Senior Planner with Mackin Engineering, provided a brief summary of the comprehensive plan process thus far. They kicked off the process one year ago. The Steering Committee met monthly to review public input, and draft vision, strategies, and elements of the plan. The next step according to the MPC would be for this group to recommend the draft to Council for the 45-day public review period. It is published in many places, and blasted over social media.

During this time period, comments can be addressed, and minor revisions can be made. The Commission decided that instead of all of the members of Planning Commission emailing comments to Jenni, and Emily, it would be better to hash it out at the next workshop meeting. This will be on July 31, 2019. Several Planning Commission members expressed their strong interest in developing a town center area. Lastly, it was stated that the municipality would like to retrieve the data from the CMU study from Mackin Engineering.

H. ADJOURNMENT

A motion to adjourn was made by Mr. Raeder, and seconded by Ms. Rios-Myers. All were in favor and the meeting was adjourned at approximately 8:40 p.m.