

MUNICIPALITY OF BETHEL PARK

PLANNING AND ZONING COMMISSION MEETING

August 14, 2019

MINUTES

Chairman Mark Viehman called to order the August 14, 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, Ms. Fisher, Mr. Raeder, Ms. Rios-Myers, 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 minutes. She also noted the memos from Emily Moldovan accordingly.

C. APPROVAL OF MINUTES

A correction on the person to second was made for Application # 2019-0347. A motion was made by Mr. Raeder and seconded by Mr. Grandillo to approve the minutes of the meeting of July 10, 2019 with the correction. The motion was approved with seven (6) 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

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

G. OTHER ITEMS

Comprehensive Plan Draft Discussion, and recommend 45 day review period to Council

Mrs. Moldovan summarized the Committee meeting- discussion focused on sidewalks in key commercial, transit, and school district areas. Several corrections were recommended to the census data in the front of the plan, and corrections to the transportation projects table. It was clarified that the municipality would not pursue a roundabout as a project. Lastly, larger future land use maps were mailed after the meeting so that the Commission can fine tune/ make corrections.

Mrs. Moldovan brought up the fact that in the current zoning ordinance, there are no areas of mixed-use provided. She questioned if that could not be considered as the future land use map has it as a classification. Ms. Rios-Myers stated that would not be likely here because the community is mostly built out, but maybe could see it if a town center can be established. Mr. Viehman added that you see it in towns like Mount Lebanon and Brentwood, but it was agreed that parking would need to be addressed. For example, South Park Rd. is a state road, and you can see something like that being difficult to work with PA DOT.

Mrs. Moldovan provided public comment that was emailed on 8/12/19. Essentially, residents in the Cool Springs development townhome community would like to be part of the comprehensive plan and rezoning process. They are concerned about the future land designation and zoning for Cools Springs. The Planning Commission stated that Bethel Park will keep this area as is, and not be re-zoning. The intent is to keep it as medium density residential, and that would equate to R-3 single family zoning on the zoning map. The way this would be re-zoned would be through a private application or request, and not through the municipality. Mr. Viehman stated that he does have understand their concerns.

Several map changes were discussed. The Gutman property near Connor Road/ Rt. 88 needs to be changed as it is listed as a community facility. The Commission would like to see the parks on the map, making sure they are properly classified as community facility is important. On McMurray Road there is a Senior housing development listed as a community facility, and that needs to be changed. It was suggested that the area near Upper St. Clair where there are two properties at the end of South Park Road & McMurray Road is marked as conservation subdivision, but it is a mixed area. It should be reflected properly. Perhaps it should not be mixed use, but change it to be more appropriate. The Community Center needs to be fixed to the community facility classification. It was questioned why the area along Dalmatian Road near Rt. 88, and the T is labeled community facility. Mr. Quinslisk addressed this in that this property may be donated to Bethel Park for a storm water management project. It does not have much value, but he is doing an environmental evaluation. Mr. Viehman thought is would be good to address the area along W. Library where houses can be converted into small business, such as accountants and attorney offices. There is a small dot of TOD in the Bethel Park Industrial Park that should be fixed. Ms. Rios-Myers brought up how more T parking is needed. People are parking at St. Valentine's Church. Mrs. Moldovan addressed the comments by the Zoning Hearing Board about the vacant lot across from Walgreens on Bethel Church Road and Library Road. This would be a good commuter lot for the T station. This can be seen as a problem to deal with the Port Authority as the municipality deals with property maintenance issues on an ongoing basis. Across from Al's

Café on McMurray Road is another site to consider. Staff clarified that there is a grading permit for the Murphy property, but no plans have been submitted.

Next, the Commission looked at the Opportunity Sites map. Number 7 on the map is St. Germaine. The thought was perhaps to take that off because the land is not suitable to develop. Number 15 is Brush Run and Irishtown Road near Peters Township. It was questioned why keep this as conservation? Staff clarified the definition of conservation subdivision to be still developable, but to have a more compact design with less earth disturbance. This allows for smaller lots often centered around common greenspace. It was agreed that this area may be conducive for that designation because of the steep slopes.

A motion was made by Ms. Rios-Myers, and seconded by Mr. Grandillo to recommend Council put the comprehensive plan draft on public display.

The motion was approved with six (6) in favor and none opposed.

H. ADJOURNMENT

A motion to adjourn was made by Mr. Grandillo, and seconded by Mr. Raeder. All were in favor and the meeting was adjourned at approximately 8:15 p.m.