

MUNICIPALITY OF BETHEL PARK

PLANNING AND ZONING COMMISSION MEETING

September 11, 2019

MINUTES

Vice Chairman Rick Raeder called to order the September 11, 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, Ms. Rios-Myers, Mr. Mingrone, Mr. Raeder, and Ms. Smith

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

B. COMMUNICATIONS

Mr. Raeder asked if there were any communications. Ms. Cready noted the minutes. She also noted the memos from Emily Moldovan accordingly.

C. APPROVAL OF MINUTES

The August 14, 2019 minutes were approved. The motion was approved with five (5) in favor and none opposed.

D. CITIZENS COMMENTS

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

E. OLD BUSINESS

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

F. NEW BUSINESS

- 1) Application # 2017-08591: Bethel Park Animal Clinic, Sub-Minor Land Development, Revised Landscape Plan, Lot & Block # 317-P-254, Dr. Marina Siegert – Applicant, Current Zoning R-3 (Permitted Use per ZHB 2711), Ward 5

Dr. Marina Siegert was in attendance to present the plan. She stated that she is asking to move several trees from the left side of the building, which is located next to forest area. This is the staff

entrance, and can present an unsafe situation because veterinary clinics are sometimes a target for crime because they carry controlled substances. Secondly, this area has a natural swale, which could cause the trees to die. The trees are instead planted along the rain garden area on the side that borders other developments. The Planning Commission at their workshop meeting decided that a 3rd condition be added that if the adjacent plan be developed (Hillcrest) that the trees be planted as a buffer.

The Planning Commission would like Staff to consider addressing this issue in upcoming ordinance amendments with the zoning ordinance update that will occur next year. The thought is that this can be addressed in-house without the need for coming before the Commission. Staff pointed out that the only concern would be adding language on what constitutes a minor change versus a major change to the plan. Mr. Raeder pointed out that some developments are not being inspected properly for these sorts of issues. The example was Starbucks, in that stop signs and line painting were missing.

A motion to approve the plan was made by Ms. Rios-Myers, and seconded by Ms. Smith. The motion was approved with five (5) in favor and none opposed.

G. OTHER ITEMS: Discussion for 2020 Development Approval Meeting Dates (Comments on changing to one (1) P & Z Meeting per month).

This item was tabled by the Municipal Planner. Further direction from Council is needed first.

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 8:15 p.m.