

**MUNICIPALITY OF BETHEL PARK
MEETING MINUTES**

**PLANNING & ZONING COMMISSION REGULAR MEETING
MAY 10, 2023 @ 7:30 P.M.**

**COUNCIL CHAMBERS
BETHEL PARK MUNICIPAL BUILDING**

Mark Viehman, Chairman called to order the May 10, 2023, Regular Meeting of Bethel Park Planning and Zoning Commission.

A. ROLL CALL

Present in attendance: Mr. Viehman, Mr. Raeder, Mr. Grandillo, Mr. Foote, Mr. Riley, Ms. Stare, Mr. Tiano, and Ms. Walsh.

Also in attendance: Joe Janosik, Council Liaison and Michael Haberman, Interim Municipal Planner.

B. COMMUNICATIONS – None.

C. MINUTES – Approval of minutes – April 13, 2023.

Motion to approve the minutes by Mr. Raeder and seconded by Mr. Grandillo. Motion passed 7-0 with one (1) abstaining due to their absence at the April 13, 2023, meeting.

D. CITIZENS COMMENTS – None.

E. OLD BUSINESS

Mr. Viehman reordered the items on the agenda to consider Application #2023-0272, which was a new business item, in advance of the applications for Coen Markets and for the Bethel Park elementary school, which were old business items.

- 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.

A representative of the applicant briefly described the location of the properties and also shared a concept plan for the development that would be proposed if the rezoning effort is successful.

Motion made by Mr. Raeder to recommend approval of the rezoning request outlined in Application #2023-0272. Motion was seconded by Mr. Grandillo. Motion passed 8-0.

- 2) **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.

A brief summary of the proposed development was provided by the applicant. Mr. Haberman indicated that the majority of the engineering comments had been addressed and that the remaining comments were housekeeping items. Mr. Haberman recommended that any formal recommendation include the requirement that any outstanding comments be addressed and be contingent upon the receipt of third party permits and approvals.

Motion made by Mr. Raeder to recommend approval of the major land development contingent on satisfaction of outstanding comments from Gateway Engineers' latest review letter and the receipt of third party permits and approvals. Motion was seconded by Mr. Grandillo. Motion passed 8-0.

- 3) **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

Craig Bishop on behalf of the applicant reviewed revisions to the sidewalk along the site driveway. The design was revised to include concrete curb, guide rail, split rail fencing, and boulders to protect pedestrians on the trail/sidewalk from vehicular traffic. Mr. Bishop proceeded to discuss the applicant's request for a waiver to the Ordinance requirement to install sidewalk along the property frontage along Kings School Road.

Discussion ensued regarding the feasibility of providing a pedestrian connection between the existing sidewalk that terminates at the eastern property line and the sidewalk along the site access road. PZC members expressed opinions that this pedestrian connection should be provided even if it does not meet the sidewalk standards of the municipality.

Ms. Stare requested information regarding the future of Neil Armstrong Middle School. BPSD representatives explained that a committee has been formed to review and develop a list of options for the building / property. A final decision will be made in the future upon review of feasible options.

Motion made by Mr. Raeder to recommend approval of the major land development and lot consolidation application contingent upon satisfaction of any outstanding comments from Gateway Engineers' latest review and the receipt of third party permits and approvals. The motion also recommended approval of the sidewalk waiver request for the section of Kings School Road to the west of the site access road but not for the section of Kings School Road to the east of the site access road. The motion recommended evaluation of alternatives for accomplishing this pedestrian connection. Motion was seconded by Mr. Grandillo. Motion passed 7-1 with Ms. Stare voting no.

- F. NEW BUSINESS – Application #2023-0272 was moved to the beginning of the meeting.
- G. OTHER ITEMS – None.
- H. ADJOURNMENT – Meeting adjourned at 8:35pm.