

MUNICIPALITY OF BETHEL PARK
ALLEGHENY COUNTY, PENNSYLVANIA

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IN RE: PUBLIC HEARING
LINDERMER STREET VACATION

- - - -

COUNCIL MEMBERS

Timothy J. Moury (President)
Mark J. O'Brien (V. President)
Timothy Campbell
Todd S. Cenci
Joseph A. Consolmagno
David C. Espinar
Lindsay Flinn
Joseph Janosik
John Oakes

- - - -

Municipal Manager: Laurence Christian
Police Chief: Timothy O'Connor
Mayor: Jack T. Allen
Solicitor: Robert L. McTiernan, Esquire

- - - -

DATE: Monday, March 14, 2022
TIME: 6:45 p.m.

PLACE: Municipality of Bethel Park
5100 West Library Avenue
Bethel Park, Pennsylvania 15102

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Reported by: Kim Simms Strnisa

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1 P-R-O-C-E-E-D-I-N-G-S

2 (Commencing at approximately 6:45 p.m.)

3 PRESIDENT MOURY: I'd like to call
4 to order the Public Hearing of the Lindermer
5 Street Vacation.

6 Mr. Christian, would you please
7 call the roll.

8 MR. CHRISTIAN: Dr. Campbell?

9 DR. CAMPBELL: Here.

10 MR. CHRISTIAN: Mr. Cenci?

11 MR. CENCI: Here.

12 MR. CHRISTIAN: Mr. Consolmagno?

13 MR. CONSOLMAGNO: Here.

14 MR. CHRISTIAN: Mr. Espinar?

15 MR. ESPINAR: Here.

16 MR. CHRISTIAN: Ms. Flinn?

17 MS. FLINN: Here.

18 MR. CHRISTIAN: Mr. Janosik?

19 MR. JANOSIK: Here.

20 MR. CHRISTIAN: Mr. Moury?

21 PRESIDENT MOURY: Here.

22 MR. CHRISTIAN: Mr. Oakes?

23 MR. OAKES: Here.

24 MR. CHRISTIAN: Mr. O'Brien?

25 MR. O'BRIEN: Present.

1 PRESIDENT MOURY: All members are
2 present and accounted for.

3 This is a Public Hearing for the
4 Lindermer Street Vacation, Application
5 No. 2021-1072, Glenn Yocca for Sparrow
6 Applied Designs request a street vacation of
7 Lindermer Street, an unopened road from the
8 Zimmerly No. 28 Plan of Lots.

9 The unopened road is located
10 between property Lot & Block Nos. 392-F-225,
11 392-B-175, 392-B-170, 392-F-260, 392-F-261,
12 392-F-263, 392-F-266, 392-F-269. It's
13 currently zoned -- zoning is C-2 Commercial
14 in Ward 4.

15 The way the process will work is,
16 we'll have KP, our Municipal Planner, give
17 an overview of what we're looking at
18 tonight. And then we'll open the floor for
19 people -- the Applicant, if they would like
20 to speak.

21 At that time, then we would open
22 the floor for Public Comments from
23 proponents; people that would be in favor,
24 and opponents; people that would be against.

25 At this time, can I turn to KP.

1 MS. PRIMM: Before Council is a
2 Street Vacation Application. The Applicant,
3 Mr. Glenn Yocca, is petitioning for the
4 vacation of a portion of Lindermer Street, a
5 40-foot-wide right-of-way.

6 The area proposed to be vacated is
7 40 feet wide and approximately 125 feet in
8 length, measured from its point of
9 connection with the previously vacated
10 portion of Lindermer Street, approximately
11 400 feet in length.

12 So there are six parcels of
13 property that abut this portion of Lindermer
14 Street. Five parcels are owned by the
15 applicant, Glenn Yocca, and one is owned by
16 25R624 Realty LLC.

17 The properties to the south of
18 Lindermer Street have frontage on Library
19 Road. And the properties to the north of
20 Lindermer Street have frontage on
21 Broughton Road. The unimproved street
22 right-of-way is subject to the proposed
23 vacant petition.

24 As per the requirements of the
25 Bethel Park Municipal Code, Chapter 59,

1 Streets, Sidewalks and Public Places,
2 Section 59.77, Petition for Vacating
3 Street, the purpose of this Public Hearing
4 is to accept public testimony regarding the
5 application. Council is required to hold a
6 Public Hearing on such petition.

7 The Application Status: Planning
8 Commission recommended approval at their
9 January 12, 2022 meeting. The Applicant was
10 informed of the Planning and Zoning
11 Commission recommendation for approval with
12 conditions in a letter dated January 19,
13 2022.

14 March 14, 2022 is the Public
15 Hearing. A Public Hearing has been properly
16 advertised, and proof of publication has
17 been entered into the record. In addition,
18 the adjacent properties and Applicant have
19 been properly notified regarding the Public
20 Hearing, and the properties have been
21 posted. No comments were received from
22 residents.

23 Attached is the Bethel Park Exhibit
24 List for the proposed Lindermer Street
25 Street Vacation that includes:

1 The application for Street Vacation
2 2021-1072 and the legal description, dated
3 December 9, 2021;

4 The plan of vacation prepared by
5 Herbert, Rowland & Grubic, HRG, dated
6 December 10, 2021;

7 The executed Time Extension
8 Agreement, dated January 20, 2022;

9 The letter to Glenn Yocca regarding
10 Planning and Zoning Commission
11 recommendation, dated January 19, 2022;

12 The letter from Gateway Engineers
13 regarding review of the application, dated
14 December 28, 2021;

15 A letter from HRG regarding staff
16 review and application comments, dated
17 February 4, 2022;

18 A letter from Allegheny County
19 Economic Development, Planning Division
20 regarding county review of application,
21 dated February 18, 2022;

22 A letter from HRG regarding Gateway
23 Engineers review and application comments,
24 dated February 4, 2022;

25 Memo to Planning and Zoning

1 Commission from Municipal Planner regarding
2 review of application, dated December 22,
3 2021;

4 Property owner Public Hearing
5 notification letter, dated February 24,
6 2022;

7 Street vacation location map for
8 resident notification letters;

9 Staff memo and photographs for
10 placard posted -- posting, dated
11 February 24, 2022;

12 Pending any comments or objections
13 from the Public Hearing, the Council may
14 consider action on request.

15 PRESIDENT MOURY: Okay. Thank you
16 very much.

17 Would the Applicant like to add
18 anything?

19 THE APPLICANT: (Shakes head.)

20 PRESIDENT MOURY: Thank you.

21 And I will now turn to the audience
22 participation of proponents; people in
23 favor?

24 (No response.)

25 PRESIDENT MOURY: Let the record

1 show there are none.

2 Opponents; people that would be
3 opposed to this?

4 (No response.)

5 PRESIDENT MOURY: Let the record
6 show there are none.

7 Just one question for the Planner.
8 We vacated a portion of this street a year
9 or so ago. Will this be the entire
10 Lindermer major street or are there any
11 remaining sections?

12 MS. PRIMM: I do believe this is
13 the remaining portion. Let me pull it up
14 really quick.

15 There will still be a small portion
16 that connects to --

17 Oh, I'm sorry.

18 PRESIDENT MOURY: That are --
19 whatever the number -- that other adjacent
20 property?

21 MS. PRIMM: Yes.

22 PRESIDENT MOURY: Really, just for
23 the record, the majority of the street will
24 be vacated --

25 MS. PRIMM: Yes.

1 PRESIDENT: -- under this second
2 portion?

3 MS. PRIMM: Yes.

4 PRESIDENT MOURY: Okay. Are there
5 any discussion from Council?

6 (No response.)

7 PRESIDENT MOURY: Hearing none; can
8 I have a motion to adjourn?

9 DR. CAMPBELL: So moved.

10 PRESIDENT MOURY: Second?

11 MR. O'BRIEN: Second.

12 PRESIDENT MOURY: There's a motion
13 by Dr. Campbell, second by Mark O'Brien.

14 All in favor, say aye.

15 DR. CAMPBELL: Aye.

16 MR. CENCI: Aye.

17 MR. CONSOLMAGNO: Aye.

18 MR. ESPINAR: Aye.

19 MS. FLINN: Aye.

20 MR. JANOSIK: Aye.

21 PRESIDENT MOURY: Aye.

22 MR. OAKES: Aye.

23 MR. O'BRIEN: Aye.

24 PRESIDENT MOURY: Opposed?

25 (None opposed.)

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PRESIDENT MOURY: Meeting
adjourned.
(Whereupon, the meeting was
adjourned at 6:52 p.m.)

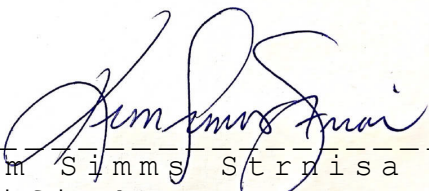
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I hereby certify that the transcript of the proceedings and evidence contained herein are a true and accurate transcription of my stenographic notes taken by me at the Bethel Park Public Hearing of the within cause, taken on March 14, 2022, and that the transcription was reduced to printing under my direction, and that this is a true and correct transcript of the same.

April 6, 2022



Kim Simms Strnisa
Certified Court Reporter

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