

MUNICIPALITY OF BETHEL PARK
ALLEGHENY COUNTY, PENNSYLVANIA

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IN RE: PUBLIC HEARING
AMENDING ZONING ORDINANCE/SIGNS & BILLBOARDS

- - - -

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, August 22, 2022
TIME: 7:55 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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P-R-O-C-E-E-D-I-N-G-S

(Commencing at approximately 7:55 p.m.)

PRESIDENT MOURY: Okay. I'd like to call to order the Public Hearing for Amending the Zoning Ordinance/Signs and Billboards.

Mr. Christian, would you please call the roll.

MR. CHRISTIAN: Dr. Campbell?

DR. CAMPBELL: Here.

MR. CHRISTIAN: Mr. Cenci?

(No response.)

MR. CHRISTIAN: Mr. Consolmagno?

MR. CONSOLMAGNO: Here.

MR. CHRISTIAN: Mr. Espinar?

MR. ESPINAR: Here.

MR. CHRISTIAN: Ms. Flinn?

MS. FLINN: Here.

MR. CHRISTIAN: Mr. Janosik?

MR. JANOSIK: Here.

MR. CHRISTIAN: Mr. Moury?

PRESIDENT MOURY: Here.

MR. CHRISTIAN: Mr. Oakes?

MR. OAKES: Here.

MR. CHRISTIAN: Mr. O'Brien?

MR. O'BRIEN: Present.

1 PRESIDENT MOURY: We have eight
2 members present.

3 This is a Public Hearing on the
4 proposed zoning ordinance amendment for signs
5 and billboards.

6 It's a very similar process.
7 Ms. Primm will just give an overview of what
8 this -- we have in front of us. We will then
9 ask if there's any public comment, proponents;
10 people in favor, or opponents; people that
11 would be opposed to this Ordinance.

12 At this time, I would like to turn
13 our Municipal Planner, Ms. Primm.

14 MS. PRIMM: Before Council is a
15 proposed Zoning Ordinance Amendment to
16 Chapter 69 of the Bethel Park Municipal Code
17 to amend provisions and regulations on signs
18 in all zoning districts within the
19 Municipality of Bethel Park.

20 As per the requirements of the Bethel
21 Park Municipal Code, Chapter 69 Zoning,
22 Article XXI, Section 69.68 Zoning Amendment
23 Procedure; the purpose of this Public Hearing
24 is to accept public comment regarding a
25 proposed ordinance amendment.

1 Council is required to hold a Public
2 Hearing pursuant to public notice as required
3 by the Pennsylvania Municipalities Planning
4 Code Act 247 as amended.

5 Planning Commission recommended
6 approval at their meeting on May 11, 2022,
7 and re-recommended at their July 13, 2022
8 meeting, as noted in the Memorandum to Council
9 from me, the Municipal Planner, dated
10 August 17, 2022.

11 The Public Hearing has been properly
12 advertised, and the proof of publication has
13 been entered into the record on the
14 Bethel Park Exhibit List.

15 The proposed ordinance amendment has
16 been sent to the County Planning Agency for
17 review and recommendations.

18 Below is the Bethel Park Exhibit List
19 for the proposed Sign and Billboard Zoning
20 Ordinance Amendment:

21 Proposed Zoning Ordinance Amendment
22 for Chapter 69 Zoning, regarding sign and
23 billboard regulations, dated June 28, 2022;

24 The Allegheny County review request
25 letter, dated May 12, 2022;

1 Allegheny County review letter, dated
2 June 13, 2022;

3 Allegheny County review letter, dated
4 July 25, 2022;

5 And the amendment summary
6 presentation.

7 So I do have a brief presentation.
8 I'm not going to read it word for word, but I
9 am going to just kind of go through each slide
10 briefly, you know, that it could help anyone
11 that does have any questions.

12 So, you know, part of this amendment
13 is the Existing Sign and Billboard
14 Regulations, Definitions, Sign Regulations, a
15 Conditional Use Application article,
16 Nonconforming Signs, Appendices, and Next
17 Steps.

18 Next slide.

19 First up, the Existing Sign and
20 Billboard Regulations. So the existing
21 language timeline, the original Zoning
22 Ordinance was updated in about 1966. And as
23 you can see, several amendments have been made
24 to the sign article; 1992, 1998, 1999, and
25 2007.

1 Obviously, things have changed since
2 2007, so it was time to add and update some
3 regulations.

4 Next slide.

5 So, the Definitions. We did update
6 several definitions, including, you know,
7 directional informational signs, free-standing
8 signs, incidental, incidental window.

9 We deleted several definitions such
10 as the flood lighted off premises just because
11 they were repetitive. We did provide more
12 updated definitions.

13 Next slide.

14 We did add a number of new
15 definitions, including numerous sign types
16 such as A-frame signs, the military banners,
17 military yard banners that we offer here in
18 Bethel Park, monuments, political signs,
19 temporary signs, and then also sign area, sign
20 face, sign height, and sign supporting
21 structure or base.

22 Because when it comes to measuring
23 the sign area, which is required for
24 applications, it's just going to make that
25 process a little easier because all of those

1 will be spelled out.

2 Next would be the Sign and Billboard
3 Regulations. We did update the prohibited
4 signs. You know, obviously, you can get a
5 variance through the Zoning Hearing Board.
6 But this is, you know, the standard of, you
7 know, what we're going to be prohibiting,
8 including roof signs, signs containing mirrors
9 that could be a safety hazard, signs that
10 prevent free access or escape, pendant strings
11 and streamers, you know, portable signs that
12 are not compliant with the rest of our zoning
13 ordinance, et cetera.

14 We also updated the exempt signs.
15 These include traffic control devices and
16 PennDOT signs, signs that post a danger
17 warning, any signs or emblems of a religious,
18 civil, philanthropic, historic or educational
19 organization, you know, free speech, garage
20 and yard sale signs, holiday and seasonal
21 decorations, the military banners that we
22 offer, incidental signs, incidental window
23 signs.

24 And what exempt means in that, these
25 types of signs are not required to get a

1 permit.

2 So, obviously, those signs do not
3 required permits. But the permit
4 requirements, you know, we're going to require
5 the permits prior to the display, the
6 replacement or modification of any sign being
7 posted.

8 The Zoning Officer will review,
9 approve, deny all of that. Our sign permit
10 that we currently have will be updated to
11 match our new regulations once this is
12 approved, if it is approved. So that will be
13 updated.

14 But we do have some time limit
15 saying, you know, if the sign isn't installed
16 within six months following issuance of the
17 permit or within 30 days of the temporary sign
18 permit, it will be void. And so you would
19 have to resubmit.

20 Some more permit requirements -- oh,
21 that's a double. Skip that.

22 Some just general regulations for all
23 signs. Signs can't be placed so that they
24 would endanger pedestrians, cyclists or profit
25 or interfere with street signs or view. They

1 can be double-sided.

2 We do have specific sign illumination
3 standards that are more spelled out with the
4 actual text, electrical supply standards, and
5 glare control as well.

6 Signs in the Residential and
7 Conservation Districts, permitted signs may be
8 located anywhere on the premises except the
9 required side setback or within 10 feet of the
10 required right-of-way.

11 Wall signs must be flush-mounted. It
12 can't be projected on the roof or mounted on
13 the roof. And billboards off premises
14 advertising signs are prohibited in the
15 Residential and Conservation Districts, which
16 is currently what we stated.

17 This is just, you know, a brief table
18 going over what type of sign is permitted in
19 the Residential and Conservation Districts,
20 the size, what type of use it could be used
21 for, and any additional regulations.

22 Signs in the C-1, C-3, and C4
23 District, which are three of the four
24 Commercial Districts, pretty much the same.
25 And we do have a table here kind of outlining

1 how many signs that are permitted, what type
2 of sign for each use, and any additional
3 regulations.

4 And our current regulations are that
5 billboards are also prohibited in C-1, C-3,
6 and C4. So we are keeping that here as well.

7 Signs in the C-2 and M District.
8 This is the General Commercial District and
9 the Manufacturing and Light Industrial. Any
10 signs permitted in R Districts are permitted
11 in the C-2 and M.

12 You know, we have the standards
13 here, you know, depending on what type of
14 sign, type of use, how many of each. And this
15 is when billboards are permitted as a
16 conditional use.

17 So just a closer look at the
18 billboards. They may be electronic message
19 center signs, meaning they'd be digital. They
20 can have two -- more than two faces or
21 structures that would be V-shaped -- or, I'm
22 sorry, they cannot be V-shaped. So they would
23 just be back to back, you know, double-sided.

24 They cannot exceed 100 square feet
25 per face. They cannot exceed the length of

1 25 feet or a height of 12 feet. And that does
2 not include supports or structures.

3 Like I said, these are only permitted
4 as conditional uses in the C-2 and M District,
5 which is what our current standards are in our
6 existing language.

7 EMCs, the electronic message centers,
8 we do have specific regulations here. I'm not
9 going to read through all of them.

10 But in our current language, you
11 know, EMCs were still very new at that time.
12 So we will have new regulations to keep up
13 with the digital age.

14 Political signs, right now, we just
15 have some, you know, surface language, that
16 they should not be erected more than 45 days
17 prior to the election in which the community
18 is pursuing, and shall be removed within 15
19 days after election for which it was erected.

20 It shall be limited to one sign per
21 candidate per adjacent parcel when placing in
22 public right-of-way or on public property.
23 And political signs shall not be installed as
24 to limited site distance or create any safety
25 hazards for pedestrians or cyclists.

1 Nonconforming signs. We just added
2 some very general language that is consistent
3 with the Municipalities Planning Code. Just
4 if a sign is already existing and was
5 nonconforming, it just goes over the
6 regulations for altering or removing the sign,
7 how you can update the sign if there's damage,
8 destruction or needs replaced, sign
9 abandonment, and then the health, safety and
10 welfare of nonconforming signs as well.

11 We also added some appendices. This
12 is probably my favorite part of the whole
13 update just because it gives everyone, you
14 know, easy references.

15 So the first one is Appendix A, where
16 we added sign measurement graphics. As you
17 can see, they're below. They show how to
18 measure the sign area, the difference between
19 sign face, and the sign supporting structure
20 or base, and then how to measure the sign
21 height.

22 So, you know, there's a lot of
23 confusion just because a lot of the
24 municipalities have other regulations of how
25 they do it. So I just thought, you know,

1 including these graphics would make it much
2 more user friendly.

3 And then Appendix B for this, we
4 included sign type example pictures for every
5 defined sign. We have in this amendment. So
6 if you're questioning what an animated or
7 moving sign example is, you can go right to
8 Appendix B and scroll down and it will have,
9 you know, one or two pictures of, you know,
10 what type of sign that is. The same with, you
11 know, billboards, any type of sign.

12 So now what? Next Steps. Council
13 can consider the amendment at their 9/12
14 regular meeting. If they choose to adopt it,
15 adopt this amendment, it would be sent to the
16 county, and it would become effective 30 days
17 after adoption or after -- (indiscernible).

18 PRESIDENT MOURY: Thank you very
19 much. That's a lot of information.

20 Is there any residents that would be
21 proponents; in favor of this ordinance?

22 (No response.)

23 PRESIDENT MOURY: Are there any
24 residents that would be opponents; opposed to
25 this ordinance change?

1 MS. WASKO: Me.

2 PRESIDENT MOURY: If you would like
3 to come to the microphone. If you would like
4 to state your name and address, and if you'd
5 like to add your comments to the record,
6 please.

7 MS. WASKO: Thank you.

8 Hello. Hi, my name is Lori Wasko.
9 I live at 4533 Mollenauer Street in
10 Bethel Park.

11 Is that all you need?

12 PRESIDENT MOURY: That's fine.

13 MS. WASKO: I've been there for my
14 whole life in Bethel Park. And I oppose the
15 erection of the digital billboards in our
16 community due to it taking away from the
17 beautification of the streetscape, the
18 beautification of our community.

19 These brightly lit signs are a
20 nuisance. They could cause distracted
21 driving, and that's a danger to all of us.
22 There are many studies on this.

23 It's an extremely bright sign,
24 especially at night. And this would be
25 directly across the street, eye level of my

1 home and many others along Mollenauer Street.
2 And none of us on the street, all my neighbors
3 that we've spoken to, are wanting this type of
4 sign in our community.

5 Plus, digital billboards are just
6 plain ugly. I'm sure you've seen them around.
7 And you get one of these up in our community,
8 and they'll end up being on every corner from
9 one end of Bethel Park to the other.

10 We don't need to watch commercials on
11 that dangerous bend. Route 88 along Hillside
12 Drive, along that bend, it is one of the most
13 dangerous bends in Bethel Park for driving.
14 There's accidents. We hear screeching all the
15 time with the traffic signal there.

16 And I'd just please ask that you
17 consider not to approve this amendment for
18 these digital billboards. Thank you.

19 PRESIDENT MOURY: Thank you very
20 much.

21 Are there any other residents that
22 would be opposed to this?

23 (No response.)

24 PRESIDENT MOURY: Hearing none, is
25 there any discussion from Council?

1 (No response.)

2 PRESIDENT MOURY: Hearing none, is
3 there a motion to adjourn?

4 MR. O'BRIEN: So moved.

5 PRESIDENT MOURY: Mr. O'Brien.
6 Second?

7 MR. CONSOLMAGNO: Second.

8 PRESIDENT MOURY: Mr. Consolmagno.
9 All in favor, say aye.

10 DR. CAMPBELL: Aye.

11 MR. CONSOLMAGNO: Aye.

12 MR. ESPINAR: Aye.

13 MS. FLINN: Aye.

14 MR. JANOSIK: Aye.

15 PRESIDENT MOURY: Aye.

16 MR. OAKES: Aye.

17 MR. O'BRIEN: Aye.

18 PRESIDENT MOURY: Opposed?

19 (No response.)

20 PRESIDENT MOURY: Meeting adjourned.

21 (Whereupon, the meeting was adjourned
22 at 8:10 p.m.)

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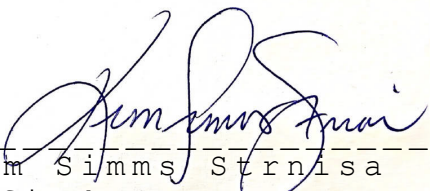
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C E R T I F I C A T E

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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 Council Public Hearing of the within cause, taken on August 22, 2022, and that the transcription was reduced to printing under my direction, and that this is a true and correct transcript of the same.

October 6, 2022



Kim Simms Strnisa
Certified Court Reporter

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