

**MUNICIPALITY OF  
BETHEL PARK  
ALLEGHENY COUNTY,  
PENNSYLVANIA  
PUBLIC NOTICE**

Notice is hereby given that the Planning and Zoning Commission of Bethel Park will meet in the Municipal Building located at 5100 West Library Avenue, Bethel Park, Allegheny County, Pennsylvania on **WEDNESDAY, March 12, 2025 at 7:30 pm** for the purpose of conducting a public meeting to discuss the following, and any other business brought before the Commission.

**A. Emery Property  
Management, LLC  
Major Land Development  
#2025-0019  
Request for Preliminary /  
Final Plan Review**

An application to develop the property located at 2302 Bethel Church Road also referenced as County Tax Parcel ID 317-P-320. The plan proposes to raze the existing one-story building, renovate the existing 2-story building, construct a new car wash, construct a two tenant 5,208 square foot retail building with a drive-thru window, and construct additional off-street parking spaces, landscaping, and stormwater management facilities. The property is zoned C-1 Neighborhood Commercial and is situated in Ward 5. Emery Property Management, LLC is the owner. Territ Surveying & Design, LLC is the applicant.

**B. Presidential Plaza  
Subdivision No. 2  
Major Subdivision  
#2025-0057**

**Request for Preliminary /  
Final Plan Review**

An application to subdivide the property located at 1680 Washington Road also referenced as County Tax Parcel ID 319-M-140. The plan proposes to create four lots, one of which re-establishes a previously approved building lot. The property is zoned C-2 Commercial situated in Ward 5. The Commerce Partnership #9505 is the owner and applicant.

**C. Comprehensive Zoning  
Ordinance Update -  
Continued Review &  
Discussion**

The applications may be examined Monday through Friday between 8:00 am and 4:30 pm in the Bethel Park Municipal Building, 5100 West Library Avenue, Bethel Park, PA 15102 by contacting Gerald Harbison, email at [gharbison@bethelparkpa.gov](mailto:gharbison@bethelparkpa.gov) or phone (412) 831-6800 ext. 104.

Kristen Denne, Manager