

Minutes of the Regular Meeting
Of the South Park Township Planning Commission
South Park, PA 15129
June 24, 2026

Pledge of Allegiance

Notice to Attendees Notice was read by Russ Bracker.

Roll Call The meeting was called to order by H. Russell Bracker.

Present: H. Russell Bracker, James Waychoff, Rob Devine, Bill Matyger, and Mark Depretis. Also present were Derek Parker, Code Enforcement Officer and Joseph Sites, Township Engineer

Absent: Patrick Sable, John Papinchak and Carolyn Yagle, Planning Consultant.

Approval of Minutes

Motion was made by Mr. Matyger, seconded by Mr. Bracker to approve the minutes from the May 27, 2026 Regular Planning Commission Meeting. *All members voted aye. The motion was unanimously carried.*

**Guthoerl Consolidation Plan-
Minor Subdivision-
Preliminary/Final Approval**

Mr. Bracker: We have one item on our agenda tonight. It's— and please forgive me for mispronouncing your name— Guth-er- ell?

Craig Guthoerl, 1425 Leona Avenue: Close, Guth-er-oll. Better than most teachers do.

Mr. Bracker: The Guthoerl Consolidation Plan Minor Subdivision preliminary and final approval. Is there someone here to represent that plan?

Mr. Guthoerl: That would be me.

Mr. Bracker: Okay. Please step forward. If you haven't already, please sign in. And then state your name and address for the record. Just helps our administrative assistant. Type up the notes.

Mr. Guthoerl: Okay. So, the name is Craig Guthoerl. The address is 1425 Leona Avenue, South Park, PA 15129.

Mr. Bracker: And just tell us a little bit about what you're planning to do.

Mr. Guthoerl: Absolutely. So, I purchased the property, I think it's about 20 years now, just the house. I got it from a Godfrey (sp?) possession. And at the same time, the individual that lost the house owned the one lot that was adjacent to the property. So, several years after, once I found out who owned that, I contacted him, went through him, and went through the process of purchasing just the first lot. And then I was researching, and I found out that the next lot was owned by someone from back in the '20s or '30s, and there was no possible way to get the lot until one day they had, the program came through, I guess, South Park and Allegheny County, where they were repossessing those lots and getting them back onto the tax, you know, back onto the land. So, I went through the process to get the second lot. And then ever since then, I've been taking care of it, planting, you know, planting flowers and grass and everything. And since then, I've thought about combining them so that I can get one tax bill rather than three tax bills each quarter. And so, I decided to start on that. Right now, there's no plan, like building or anything like that. I don't have any, you need money for that, unfortunately. But, you know, in the future, if I was going to put an addition or something, at least I would be able to go forward with the, you know, without the property line being right up against the house like it was, so.

Mr. Bracker: Okay. Thank you. Mr. Sites, as Township Engineer, do you have any questions or comments you would like to share with the board?

Mr. Sites: No. I mean, all the questions and comments that we had in our review process have been addressed. It's basically a three-lot consolidation into one lot so that it could be one tax bill, as the gentleman has indicated. So, all of our comments have been addressed, and the plan is in order for consideration for approval.

Mr. Bracker: Okay. Thank you. Mr. Parker, as Township Code Enforcement Officer, any questions, comments that you would like to share?

Mr. Parker: Nothing to add.

Mr. Bracker: Okay. Anyone on the Planning Commission have any questions or comments? And our sole audience member has already given his opinion. So, we have two items to vote on. One is regarding the actual paperwork, the plan, is it complete? And the other one is to make a recommendation to the board.

Motion made by Mr. Waychoff, seconded by Mr. Depretis, to accept this preliminary and final application for a Minor Consolidation as being complete per the Subdivision and Land Development Ordinance. *All members voted aye. The motion was unanimously carried.*

Motion made by Mr. Devine, seconded by Mr. Matyger, to Recommend the application for preliminary/final approval for the Minor Consolidation Subdivision, identified as the Guthoerl Consolidation Plan to be located at 1425 Leona Avenue. *All members voted aye. The motion was unanimously carried.*

Next Regular

Wednesday, July 22, 2026 at 7:00 p.m.

Meeting

Adjournment

Motion was made by Mr. Depretis, seconded by Mr. Waychoff, to adjourn the meeting. *All members voted aye. The motion was unanimously carried.*

Time: 7:08 P.M.