

The regular monthly meeting of the Lower Burrell Planning Commission was held on Wednesday, September 21, 2016 at 7:00 p.m. in the Municipal Building at 2800 Bethel Street, Lower Burrell, PA 15068. Present were Ray Rieser, David Kristof, Allan Lingenfelter, and Janet Ryan. Absent were Robert Liotta, Public Safety Director Councilman Grillo, and Ordinance Officer Michael G. Nedley.

MINUTES:

Motion by Mrs. Ryan, second by Mr. Lingenfelter to approve the minutes of the July 20, 2016 meeting. All in favor. Approved.

CORRESPONDENCE:

None

OLD BUSINESS:

None

NEW BUSINESS:

Lisa Zaremba, 2747 Seventh Street Road, requesting a special exception to build a residential building on commercial property on a lot adjacent to her current residence on property identified as tax map 17-05-11-0-145, zoned C-1. Once the home is built, the current house will be torn down. Ms. Zaremba was advised to discuss the situation in depth with Mr. Nedley as he was looking into ways to avoid a Zoning Hearing Board hearing. Motion by Mr. Kristof, second by Mr. Lingenfelter to support the request for a special exception to construct a house on the lot adjacent to hers that is zoned commercial. All in favor. Approved.

Freedom Real Estate Properties, LLC, c/o Kenneth J. Polka, owner, 233 Grant Hollow Road, Vandergrift, PA 15690 requesting a simple subdivision on property identified as 132 Burrellton Drive, map # 17-04-00-0-087, zoned R-1. Motion by Mrs. Ryan, second by Mr. Lingenfelter to approve the simple subdivision. All in favor. Approved.

Felix Zaffina, P.O. Box 2247, Lower Burrell, PA 15068, proposing to construct a mini storage facility on a vacant lot along Wildlife Lodge Road, map # 17-05-03-0-260, zoned C-3 and C-2. Mr. Zaffina explained to the members of the Planning Commission what he envisions for the mini storage facility. Mr. Nedley needs more time to research this venture; an interpretation is needed because of the type of building. Motion by Mr. Kristof, second by Mrs. Ryan to support the vision for this particular lot based on the final review as far as zoning and the engineering that would be required. All in favor. Approved. Mr. Zaffina was advised to work with Mr. Nedley before proceeding.

Agostino and Carrie Distilo, 129 Broadlawn Drive, New Kensington, requesting approval of a conceptual site plan on property located on Watters Road, tax map # 17-06-00-0-084, zoned R-1. There was no one present to discuss the conceptual site plan.

ADJOURNMENT:

With no further business, a motion was made by Mr. Kristof, second by Mr. Lingenfelter to adjourn the meeting at 7:26 PM.

Raymond Rieser, Chairman
Janet Ryan, Secretary