

The regular monthly meeting of the Lower Burrell Planning Commission was held on Wednesday, August 16, 2017 at 7:00 PM in the Municipal Building at 2800 Bethel Street, Lower Burrell, PA 15068. Present were Ray Rieser, David Kristof, Allan Lingenfelter, Robert Liotta, and Ordinance Officer Michael G. Nedley. Absent were Janet Ryan and Public Safety Director/ Councilman Grillo.

MINUTES:

Motion by Mr. Liotta, second by Mr. Lingenfelter to approve the minutes of the June 21, 2017 meeting. All in favor. Approved.

CORRESPONDENCE:

None

OLD BUSINESS:

None

NEW BUSINESS:

Dan Metnick requesting a simple subdivision on property identified as tax map # 17-08-00-0-077, zoned S-1. Mr. Metnick had drawings of what he is proposing to do. Mr. Nedley has reviewed the plans and said it was a simple subdivision or a lot line revision. Motion by Mr. Kristof, second by Mr. Liotta to approve the simple subdivision. All in favor. Approved.

Nick Bennett and Greg Gasparich requesting concept approval for an Aroma Joe's franchise location at 2815 Leechburg Road, identified as tax map # 17-03-11-0-028, zoned C-3. Mr. Gasparich had a conceptual plan drawn by Alpha Engineering. The Aroma Joe's would have a drive-through window and outdoor seating. There is adequate parking available as the lot is shared by the Keystone shopping center. The plan is conceptual; they will need to return to the Planning Commission when a more detailed final plan is prepared. Motion by Mr. Kristof, second by Mr. Lingenfelter to give concept approval for an Aroma Joe's franchise. All in favor. Approved.

McDonald's, requesting concept approval for proposed interior and exterior modifications to the existing restaurant located at 115 Logans Ferry Road, identified as tax map # 17-07-08-0-017, zoned C-3. Carmen DiDiano, General Manager from McIlvried, DiDiano, and Mox, LLC discussed the plans provided to the Planning Commission. It will not be necessary for them to return to the Planning Commission. Motion by Mr. Liotta, second by Mr. Lingenfelter to give preliminary and final approval for proposed interior and exterior modifications. All in favor. Approved.

ADJOURNMENT:

With no further business, a motion was made by Mr. Kristof, second by Mr. Liotta to adjourn the meeting at 7:23 PM.

Raymond Rieser, Chairman
Janet Ryan, Secretary