

The regular monthly meeting of the Lower Burrell Planning Commission was held on Wednesday, June 20, 2018 at 7:00 p.m. in the Municipal Building at 2800 Bethel Street, Lower Burrell, PA 15068. Present were Ray Rieser, Allan Lingenfelter, Janet Ryan, Robert Liotta, and Ordinance Officer Michael G. Nedley. Absent were David Kristof and Public Safety Director Councilman Grillo.

Councilman Grillo was working and unable to be at the meeting. He had given Michael Nedley something to read to Mr. Rieser. "Ray, I wanted to deliver this message to you in person, however the night of the council meeting and tonight's meeting, I had to work. I just wanted to congratulate you and thank you for your many years of service that you have given to the City. And I am praying for many more years to come. The irony to all of this is that your father and I served on the original recycling task force and now you and I are working on the Planning Commission together. I guess it went full circle. May God continue to keep and bless you. Thank you once again. s/s Councilman Joe Grillo"

**MINUTES:**

Motion by Mrs. Ryan, second by Mr. Liotta to approve the minutes of the May 16, 2018 meeting. All in favor. Approved.

**CORRESPONDENCE:**

None

**OLD BUSINESS:**

Larson Design Group requesting site plan approval for Dollar General on property identified as 17-03-10-0-123, 105 Kenmont Avenue, zoned C-1. The entrance of the location has since been changed. One parking spot was removed yet the number of parking spaces remained the same. It was felt that the change makes the ingress and egress better as well as helps with the internal circulation. The plan has been reviewed by Mr. Nedley who stated it still complies with the zoning and does not affect the storm water or anything like that. Motion by Mr. Liotta, second by Mr. Lingenfelter to approve the final revised site plan. All in favor. Approved.

**NEW BUSINESS:**

Harshman CE Group LLC, 100 Courson Hill Road, Washington, PA 15301 requesting site plan approval for Michael Chapman dental office addition at 3261 Leechburg Road, Map # 17-06-01-0-001, zoned C-2. Dr. Chapman and the architect were in attendance. The proposal is for an addition to Dr. Chapman's existing office that will allow him to add on to his office and expand his parking lot. An existing garage will be torn down and reconstructed. The proposed plan includes an approximate 1500 square foot addition to the back of the existing office building. Packets were distributed with architectural elevations and floor plans. Parking will increase from six spaces to 17. The building will be more presentable and functional from a business operating stand point. Mr. Nedley said a variance was granted for this site back in 1987. The storm water has not been reviewed at this time and will be reviewed by the City's engineer. The City expects that any new development on that side of Leechburg Road install a sidewalk. Motion by Mrs. Ryan, second by Mr. Lingenfelter to grant preliminary and final site plan approval conditional upon the engineer and storm water review. All in favor. Approved.

City of Lower Burrell requesting a lot consolidation for city hall renovations on tax map 17-03-15-0, parcels 027 and 002, zoned S-1. Mr. Nedley explained that the City will be undergoing a major renovation. Part of Bethel Cemetery has been acquired for additional parking. It has been confirmed that there are no graves where the parking will be located. He explained that a public works building will be constructed and that part of Schreiber Street has been vacated to avoid any set back concerns with zoning. Motion by Mr. Liotta, second by Mrs. Ryan to approve the lot consolidation. All in favor. Approved.

Discussion of Ordinance # 3-2018 – Uses of medical marijuana dispensary and grower/processor and imposing certain other requirements. Considerable discussion ensued regarding the proposed ordinance. It was thought that the word "grower" should be included in the buffer distance. The 500 feet of a property line buffer distance should also have "residences" added to the description. Motion by Mrs. Ryan, second by Mr. Lingenfelter to support the ordinance with the points brought up to be taken into consideration. All in favor. Approved.

**ADJOURNMENT:**

With no further business, a motion was made by Mr. Liotta, second by Mr. Lingenfelter to adjourn the meeting at 7:30 PM.  
Raymond Rieser, Chairman  
Janet Ryan, Secretary

**NEXT REGULAR MEETING, Wednesday, July 20, 2018 at 7:00 P.M.**