

The regular monthly meeting of the Lower Burrell Planning Commission was held on Wednesday, November 21, 2018 at 7:00 p.m. in the Municipal Building at 2800 Bethel Street, Lower Burrell, PA 15068. Present were Ray Rieser, David Kristof, Robert Liotta, and Ordinance Officer Michael G. Nedley. Absent were Allan Lingenfelter, Janet Ryan, and Public Safety Director Councilman Grillo.

MINUTES:

Motion by Mr. Liotta, second by Mr. Kristof to approve the minutes of the October 17, 2018 meeting. All in favor. Approved.

CORRESPONDENCE:

None

OLD BUSINESS:

Michael and Jamie Andrasy, 2781 Edith Street, requesting to operate a child care home in an R-1 zoning district at the same location on property identified as tax map # 17-03-06-0-019, zoned R-1. Mr. and Mrs. Andrasy were not present. No action was taken.

Ean Livingood of U-HAUL Northwestern PA, requesting revised site plan approval on plans for a self-storage facility on property identified as 60 Burrell Plaza, tax map # 17-03-16-0-098, zoned C-3. U-HAUL's appearance at the Planning Commission meeting was necessary due to the addition to the parking lot. The addition is considered an accessory building that is designed to code. The members of the Planning Commission have no problem with the revised site plan and it was not necessary to vote.

NEW BUSINESS:

Phillip J. Coury, requesting Planning Commission recommendation for special exception use for a proposed contractor establishment on property located at 3048 Leechburg Road identified as tax map # 17-03-16 parcels 37, 38, and 39 (Tee Tyme Mini-Golf), zoned C-1.

Mr. Tony Males of Alpha Engineering was present representing Mr. Coury. Mr. Males had site plan exhibits that he shared with Planning Commission members. A sales agreement for the property was also provided. Mr. Coury is a general contractor as well as an electrical and plumbing contractor. Mr. Coury explained that his business is growing rapidly. He hopes to have a building to hold the equipment used for his business. The zoning of adjoining properties was discussed. Mr. Coury will be providing detailed site plans which will address items such as topography and storm water. Mr. Nedley likes that all his equipment will be housed inside and that the waterfall will remain; he doubts you will be able to see his business from the road. The Planning Commission agreed to support his special exception for the proposed use and will send a report to Zoning Hearing Board supporting a special exception for the proposed usage. Motion by Mr. Liotta, second by Mr. Kristof to support the proposed use. All in favor. Approved.

ADJOURNMENT:

With no further business, a motion was made by Mr. Liotta, second by Mr. Kristof to adjourn the meeting at 7:35 PM

Raymond Rieser, Chairman
Janet Ryan, Secretary

NEXT REGULAR MEETING, Wednesday, December 19, 2018 at 7:00 P.M.