

The regular monthly meeting of the Lower Burrell Planning Commission was held on Wednesday, October 17, 2018 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, Janet Ryan, and Robert Liotta. Absent were, , Ordinance Officer Michael G. Nedley, and Public Safety Director Councilman Grillo.

CORRESPONDENCE:

None

OLD BUSINESS:

None

NEW BUSINESS:

John and Dianne Dillinger, 236 Hilltop Drive requesting a lot line revision on property identified as tax map # 17-03-09-0-164 consisting of 0.818 acres, zoned R-1. This was a lot line revision between neighbors. Mr. Dillinger stated that he was getting older and his property was a lot for him to properly maintain. His neighbor had a small lot and a young family and were purchasing land from him to increase their lot size. Following the proposed revision both lots would have adequate square footage and setbacks. Motion was made by Mr. Kristof and seconded by Mrs. Ryan to approve the proposed lot line revision. All in favor. Approved. Attorney Robert Liotta abstained from voting, because he is representing John and Dianne Dillinger in this matter.

Michael and Jamie Andrasy, 2781 Edith Street, requesting a zoning change (spot zoning) 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. They were told that the City is in support of their proposal to open a child-care facility but are unable to grant permission at this location. According to the Zoning Regulations 300-33(c)(3) child-care facilities can be located in R-3 only; and also R-1 and R-2 when the site is adjacent to or across the street from R-3 or C. The proposed location is well within the R-1 district. They were told that the City of Lower Burrell was prohibited by the legislature from changing the zoning of one property in the middle of a zoning district known as spot zoning. It was suggested that they look for another property with the proper zoning in which to open their facility. The paperwork which they submitted also requested that they be granted a special exception and/or a variance from the Zoning Hearing Board. They were advised to seek legal counsel prior to appearing before the Zoning Hearing Board. Mr. Liotta suggested that they contact the Westmoreland County lawyer referral service which for nominal fee will put them in contact with an attorney seasoned in this area that could advise them and discuss the probability of success or failure in this matter. They decided to withdraw their requests until they had obtained legal counsel. The Lower Burrell Planning Commission tabled their requests and did not render any formal recommendation in this matter.

David Kristof spoke about several dog attacks that had occurred during the August and September in the City. At our September meeting, he presented a list of recommendations prepared by Dr. Lewis of Valley Veterinary Associates for residents who are out walking, jogging, running, bicycling, or walking their dogs. These are steps that can be taken to enhance ones safety and the safety of others while on such outings relative to dog attacks. He proposed including this information in the City's newsletter to heighten public awareness of the potential for problems and measures that can be taken by our citizens to protect themselves in such situations. He added that dog attacks occurred primarily in the warmer months. He suggested that we study this matter over Winter and reopen the discussion in the early Spring with any additional recommendations. All the members agreed.

ADJOURNMENT:

With no further business, a motion was made by Mr. Liotta, second by Mr. Lingenfelter to adjourn the meeting at 7:48 PM

Raymond Rieser, Chairman
Janet Ryan, Secretary

NEXT REGULAR MEETING, Wednesday, November 21, 2018 at 7:00 P.M.