

April 17, 2019

The regular monthly meeting of the Lower Burrell Planning Commission was held on Wednesday, April 17, 2019 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, Robert Liotta, and Ordinance Officer Michael G. Nedley. Public Safety Director Councilman Grillo was working and excused.

**MINUTES:**

Motion by Mr. Liotta, second by Mr. Kristof to approve the minutes of the February 20, 2019 meeting. All in favor. Approved.

**CORRESPONDENCE:**

None

**OLD BUSINESS:**

The Planning Commission continued its ongoing discussion of dog laws and guidelines for safety. The results will be posted in an upcoming City newsletter or on the City's web site. It was agreed that any proposed revisions should be reviewed by Dr. Lewis from Valley Vet's before publishing. Motion by Mr. Kristof, second by Mrs. Ryan to send list on with comments made from Planning Commission members to Mayor and Council for review. All in favor. Approved.

**NEW BUSINESS:**

Mark McCandless of 1000 Wildlife Lanes located at 1000 Wildlife Lodge Road, seeking approval of a site plan for his business identified as map # 17-05-04-0-050, zoned C-2. Mr. McCandless is proposing an expanded beverage service and dining area situated abutting the Northwest face of the current facility. And an additional request for the approval of a contained recreational area against the Western wall of the building. He had proposals containing architectural renderings for members to peruse. Parking and lighting were discussed. The proposal has been reviewed by Mr. Nedley. Mr. Nedley recalled when Mr. McCandless was before the Zoning Hearing Board back in 2000 seeking approval for approval of an outdoor eating area. The conditions placed were that there be no live bands. Wildlife Lanes has been a good business in our town. Motion by Mr. Kristof, second by Mrs. Ryan to grant site plan approval. All in favor. Approved.

David Kristof, 323 Hilltop Drive requesting a lot line revision of lot 4 of the Kristof Property Subdivision Plan which is located off of Reed Street, map # 17-03-09-0-222, zoned S-1. Mr. Kristof continues to build on Reed Street behind the Giant Eagle. Mr. Kristof had a visual aid to show the lot in question. Part of the land in lot 4 is not developable. He approached the McDade's and Colgan's about extending their properties. By doing so gives Mr. Kristof a straight line as he still owns lot # 2 and simplifies everything. It is anticipated to be the last lot line. Mr. Kristof will be abstaining from voting as he owns the property and Mr. Liotta will be abstaining from voting because he has compiled the legal paperwork for Mr. Kristof. Mr. Nedley has reviewed the lot line revision and considers it a simple subdivision. Motion by Mr. Lingenfelter, second by Mrs. Ryan to grant the lot line revision. All in favor. Approved.

**ADJOURNMENT:**

With no further business, a motion was made by Mrs. Ryan, second by Mr. Lingenfelter to adjourn the meeting at 7:36 PM.

Raymond Rieser, Chairman  
Janet Ryan, Secretary

**NEXT REGULAR MEETING, Wednesday, May 15, 2019 at 7:00 P.M.**