

The regular monthly meeting of the Lower Burrell Planning Commission was held on Wednesday, May 15, 2019 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, Ordinance Officer Michael G. Nedley, and Public Safety Director Councilman Grillo. Absent were David Kristof and Robert Liotta.

MINUTES:

Motion by Mrs. Ryan, second by Mr. Lingenfelter to approve the minutes of the April 17, 2019 meeting. All in favor. Approved.

CORRESPONDENCE:

None

OLD BUSINESS:

Ean Livinggood of UHaul seeking site plan parking approval at 100 Burrell Plaza. Mr. Livinggood had a visual aid to share with members of the Planning Commission of what UHaul was proposing to help with traffic flow. Stop signs will be added in the middle of the plaza, at an intersection, and by the bank. He explained the measures that will be added to control traffic. Motion by Mrs. Ryan, second by Mr. Lingenfelter to grant site plan parking approval. All in favor. Approved.

NEW BUSINESS:

Shawn DesLauriers of 120 Glauser Drive seeking conceptual site plan approval on 8.87 acres of property located between Route 56 and Youngwood Drive, identified as map # 17-04-00-0-103, zoned S-1. Mr. DesLauriers is the owner of TLC Landscaping. He had overhead pictures of his property showing the supply yard and the nursery plant stocks. He is in the process of purchasing a nearby building. He is slated to attend the next Zoning Hearing Board scheduled for May 20, 2019. Signage, which is currently in the right of way, was discussed. Traffic turning in Claremont Drive and then turning onto Youngwood Drive is a concern. Chairman Rieser will write a letter to the Zoning Hearing Board stating that this case was reviewed and what the concerns are of the Planning Commission. Mr. DesLauriers will need Penn Dot approval, signage approval, a traffic study performed, and the buffer zone will need to be planted and made to look nice. An E & S control plan needs to be submitted to Westmoreland County Conservation District and a permit obtained through them. This matter did not need to be voted on because Mr. DesLauriers will need to return to the Planning Commission with a good final site plan to show everything in detail in accordance with the zoning as it is currently.

ADJOURNMENT:

With no further business, a motion was made by Mr. Lingenfelter, second by Mrs. Ryan to adjourn the meeting at 8:56 PM.

Raymond Rieser, Chairman
Janet Ryan, Secretary

NEXT REGULAR MEETING, Wednesday, June 19, 2019 at 7:00 P.M.