

The regular monthly meeting of the Lower Burrell Planning Commission was held on Wednesday, February 19, 2020 at 7:00 p.m. in the Municipal Building at 2800 Bethel Street, Lower Burrell, PA 15068. Present were Ray Rieser, Katie Watson, Allan Lingenfelter, Robert Liotta, Public Safety Director Councilman Grillo, and Ordinance Officer Michael G. Nedley. Absent was Janet Ryan.

**REORGANIZATION:**

Motion by Mr. Liotta, second by Ms. Watson to nominate Mr. Ray Rieser as Chairman of the Planning Commission. Roll call vote: Approved.

Motion by Mr. Rieser, second by Mr. Lingenfelter to nominate Mr. Robert Liotta as Vice Chairman of the Planning Commission. Roll call vote: Approved.

Motion by Mr. Liotta, second by Mr. Lingenfelter to nominate Mrs. Janet Ryan as Secretary of the Planning Commission. Roll call vote: Approved.

**CORRESPONDENCE:**

None

**OLD BUSINESS:**

None

**NEW BUSINESS:**

Kerry Harris, 2928 Seventh Street Road, 17-05-00-0-090 and 091 requesting a lot consolidation, zoned R-1. Mr. Harris bought the property next to his and wishes to consolidate it into one piece of property. Mr. Harris had a copy of the proposed plan. Mr. Nedley has reviewed the plans. Motion by Mr. Liotta, second by Ms. Watson to approve the lot consolidation. Roll call vote: Approved.

Steve and Heidi Quarles, 151 Glauser Drive map # 17-04-00-0-169 and Shawn DesLauriers, 120 Glauser Drive, map # 17-04-00-0-103 requesting a simple sub-division on 13.386 acres, zoned R-1 and S-1. Mr. Nedley has reviewed the plans. A copy of the simple sub-division was provided to all in the Planning Commission member's packets. Mr. Quarles explained what they were proposing. Motion by Mr. Liotta, second by Ms. Watson to approve the simple sub-division. Roll call vote: Approved.

Eric and Valerie Daniels, 150 Rodgers Drive, map # 17-03-11-0-067 requesting a zoning change from C-1 to R-1. One of the Daniels' concerns is the taxes on the property. They have additional reasons to request the change in zoning, one of which is to protect the wildlife in the area and to prohibit anyone from building in or around them. Mr. Nedley informed the Planning Commission that Mayor and Council would have to act to grant a zoning change. The request would make their property continuous with the neighborhood zoning. The Planning Commission would need to send a letter supporting the request to Mayor and Council. A legal hearing would be scheduled before Mayor and Council and everyone within 250 feet of the property would be notified of the hearing. Motion by Mr. Liotta, second by Ms. Watson authorizing Mr. Rieser to write a letter to Mayor and Council in support of the request of Mr. and Mrs. Daniels. Roll call vote: Approved.

Adam and Danielle Trinciante, map # 17-03-15-0-273 requesting approval to add an apartment to an existing building located at 2946/2948 Leechburg Road, zoned C-1. Mr. Trinciante explained he was requesting a change from a commercial property to a mixed use. An area downstairs which is currently used for storage will be transformed into an office space and an apartment added above it. He had initial drawings and pictures to share. Mr. Nedley explained that this is allowable as a special exception, and Mr. and Mrs. Trinciante would need to appear before the Zoning Hearing Board. A letter of support or recommendation addressed to the Zoning Hearing Board is needed for this to proceed. Motion by Ms. Watson, second by Mr. Lingenfelter authorizing Mr. Rieser to write a letter in support of the request of Mr. and Mrs. Trinciante. Roll call vote: Approved. Mr. Liotta abstained from voting.

James Osselburn, 185 Kistler Drive, Export, PA 15632 and Ron Keys of KO Real Estate requesting site plan approval on property located at 1360 Greensburg Road, map # 17-08-14-0-001, zoned M-1. The purpose of the purchase is to rent the property to Location Services, a nationwide repossession company. There would be an office at this site with employees and possibly 200 vehicles to be stored there. A considerable amount of time was spent discussing the aesthetics of the property. Security cameras would be used on the premises. Mr. Osselburn is seeking conceptual approval. It was suggested that Mr. Osselburn return to the Planning Commission when he has a final site plan. The Planning Commission is supportive of the idea and will suggest cosmetic improvements.

**ADJOURNMENT:**

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

Raymond Rieser, Chairman  
Janet Ryan, Secretary