

The City of Lower Burrell **Zoning Hearing Board** held a public hearing on Monday, November 21, 2016 at 7:00 p.m. in the Municipal Building at 2800 Bethel Street, Lower Burrell, PA 15068. Present were George Guido, Charles Markle, John Kamarados, Charles Stapinski, John Millburn, Public Safety Director/Councilman Grillo, Ordinance Officer Mike Nedley, and Court Reporter Julie Gerano.

**APPROVAL OF MINUTES:** Motion by Mr. Markle, second by Mr. Stapinski to approve the minutes of the October 17, 2016 meeting. All in favor. Motion approved.

**CORRESPONDENCE:**

None

**OLD BUSINESS:**

There are no court cases in which the Zoning Hearing Board is a party to at this time.

**NEW BUSINESS:**

**#593 – Zaffina Enterprises, LLC**, P.O. Box 2247, Lower Burrell, PA 15068, requesting an interpretation to Article 1335, permitted uses in business districts for the purpose of a mini-storage facility on property identified as 17-05-04-0-152, zoned C-3 and C-2.

Mr. Felix Zaffina was present representing Zaffina Enterprises, LLC. Mr. Nedley gave the following background: Mr. Zaffina appeared before the Planning Commission on September 21, 2016 to propose a mini storage facility on a vacant lot along Wildlife Lodge Road. This property is zoned C-2 and C-3. The lot is located to the right of Try Life Center and Around Back Restaurant and is in between them and the 56 Bypass. Mr. Zaffina was sworn in. He is the owner of the identified property, and he explained what he hopes to do with the property. It will be a business enterprise that serves the general community with their needs for storage space. Mr. Zaffina submitted to the board an aerial photograph for review. The applicant has submitted a plan where the desired enterprises concept has been illustrated. The operation of this type of facility has little traffic and minimal impact to the surrounding areas and general population. He intends to put in security cameras to monitor the area as well as lighting. There would be month to month lease agreements typical for these types of units. On the concept plan were two storm water detention areas. The surface would have to be paved.

The site plans were shown to members in the audience. Robert Goldstrom, 131 Hall Drive, Leechburg, PA 15656 had comments on the plans, the detention ponds, parking, as well as the need for an office.

The Lower Burrell Planning Commission meeting held September 21, 2016, Mr. Felix Zaffina requested conceptual approval for the construction of a mini-storage facility on a vacant lot along Wildlife Lodge Road. The Lower Burrell Planning Commission voted unanimously in support of this usage at this location if approved by the Zoning Hearing Board. Mr. Zaffina will be required to submit a final site plan for this project for approval.

Motion by Mr. Millburn, second by Mr. Stapinski to close testimony on Petition # 593.

Motion by Mr. Millburn, second by Mr. Markle to approve the concept. Mr. Zaffina will need to go back to the Planning Commission with a proviso that a landscaped area is created abutting Wildlife Lodge Road and that no flammable or explosive materials be allowed to be stored by any of his clients.

**ADJOURNMENT:**

With no further business, a motion was made by Mr. Stapinski, second by Mr. Markle to adjourn the meeting. All in favor.

George Guido, Chairman  
John Millburn, Secretary