

The City of Lower Burrell **Zoning Hearing Board** held a public hearing on Monday, June 19, 2017 at 7:00 p.m. in the Municipal Building at 2800 Bethel Street, Lower Burrell, PA 15068. Present were George Guido, Charles Stapinski, Charles Markle, John Kamarados, John Millburn, Public Safety Director/Councilman Grillo, Ordinance Officer Mike Nedley, and Court Reporter Joyce Baney.

**APPROVAL OF MINUTES:** Motion by Mr. Millburn, second by Mr. Markle to approve the minutes of the May 15, 2017 meeting. All in favor. Motion approved.

**CORRESPONDENCE:**

Letter dated June 19, 2017 from Ray Rieser, Chairman, Lower Burrell Planning Commission.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

#596 – Ean Livingood, UHC of Northwestern PA of 20280 Route 19, Unit 8, Cranberry Township, PA 16066 requesting a special exception to Article 300-42, Section A-(6) Land Development and (7) Light Manufacturing and Article 300-41, Section B-4 Trailer Sales on property identified as 60 Burrell Plaza, map # 17-03-16-0-096, zoned C-3. Mr. Livingood had copies of the site plan as well as exhibited images of the proposal for the members. Widewaters owns the property and has given an okay for Mr. Livingood to testify on behalf of his endeavor. He reminded everyone that in previous decisions, light industrial or manufacturing had been approved. The 7 ½ foot required setback will be worked out with Widewaters. He discussed how U-Haul would utilize the repair garage, the paving of the parking lot, and the accessories they would be selling. There will be truck and trailer rentals with cargo vans and pickups. Mr. Nedley informed everyone that the parking proposal was more than adequate.

Mr. Gary Manzo questioned the approval of U-Haul's concept plan.

Susan Tingle Krumpe asked if a traffic survey had been done and the anticipation of additional traffic.

Chairman Guido reported that the City of Lower Burrell Planning Commission met on Wednesday, May 17, 2017 and heard from Ean Livingood, Marketing Company President with U-Haul. Mr. Livingood presented a proposal of a U-Haul retail store and storage facility installed at the former Montgomery Wards building. The Planning Commission voted unanimously to support this request for a special exception and the necessary variances required.

Motion by Mr. Milburn, second by Mr. Stapinski to close testimony. All in favor. Motion approved.

Motion by Mr. Markle, second by Mr. Stapinski to approve Petition # 596. All in favor. Motion approved. Mr. Guido extended to Mr. Livingood best wishes on the venture.

#597 – Cody B. and Jami C. Eckman, of 55 Moreland Drive, Leechburg, PA 15656 requesting a variance to Article 300-101 Section B-3 relating to the area and height of a proposed garage on property identified as 3293 Riverview Street, map # 17-03-03-0-018, zoned R-1. Mr. Nedley gave the following background. Mr. Eckman applied for a building permit for a detached garage that exceeded the City's square footage requirement and the height requirement also. Mr. and Mrs. Eckman will be building a new house at this property and wish to have a detached garage. Mr. Eckman had a site plan

and a satellite photograph of the site in question. The garage will store personal vehicles and lawn care equipment. Nothing flammable or explosive will be stored in the garage. There was no one in attendance who wished to testify. Motion by Mr. Stapinski, second by Mr. Markle to close testimony. All in favor. Motion approved.

Motion by Mr. Millburn, second by Mr. Stapinski to grant the variance as presented in petition #597. All in favor. Motion approved.

**ADJOURNMENT:**

With no further business, a motion was made by Mr. Millburn, second by Mr. Stapinski to adjourn the meeting at 7:40 PM. All in favor.

George Guido, Chairman  
John Millburn, Secretary