

The City of Lower Burrell **Zoning Hearing Board** held a public hearing on Monday, April 16, 2018 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, and John Millburn, Ordinance Officer Michael Nedley, and court reporter Julie Gerano.

APPROVAL OF MINUTES: Motion by Mr. Millburn, second by Mr. Stapinski to approve the minutes of the March 19, 2018 meeting. All in favor. Motion approved.

CORRESPONDENCE:

Correspondence from Ray Rieser, Chairman, Lower Burrell Planning Commission.

OLD BUSINESS:

Regarding the issue of legal marijuana in the Commonwealth of Pennsylvania, the City Solicitor is working on an ordinance pertaining to the potential sale. Mr. Nedley will be meeting with Mr. Yakopec to further discuss.

NEW BUSINESS:

#600 – PTV XXXV, LLC requesting a variance to Section 300-43 A-2 and 4, side yard, and Section 300-91 B-2, relating to parking, on property identified as 2675 Leechburg Road, tax map # 17-0310-0-123, zoned C-1.

Ashley Weinman, representing the developers for the Dollar General chain was present. Mr. and Mrs. Schmidt, owners of the property granted permission for her to discuss the situation with the Zoning Hearing Board. She also introduced Craig Bishop of Larson Design and together they explained what was being proposed. Items discussed were parking, the truck loading dock, encroachment on the side yard, a detention pond, and fencing.

Robert Morrison and Guy and Lynn Buccigrossi both have properties that border the proposed building. Mr. Morrison likes and supports the building while the Buccigrossi's were concerned about the trees along the property line. A considerable amount of time was spent discussing the trees and what might possibly happen once they are trimmed. Motion by Mr. Millburn, second by Mr. Kamarados to close testimony.

Motion by Mr. Millburn, second by Mr. Stapinski to grant a variance to Section 300-43 A-2 and 4, side yard, and Section 300-91 B-2, relating to parking, on property identified as 2675 Leechburg Road, tax map # 17-0310-0-123, zoned C-1.

Chairman Guido concluded with the fact that the City of Lower Burrell's Planning Commission met on March 21, 2018 for conceptual site approval of the project. Their findings were that the deficiency in the number of parking spaces for this location may not be critical because there is a second Dollar General in close proximity. Their concern was that a precedent is not created. The Planning Commission had no objection to this usage and voted unanimously to approve their conceptual site plan.

ADJOURNMENT:

With no further business, a motion was made by Mr. Markle, second by Mr. Millburn to adjourn the meeting at 7:52 PM. All in favor.

George Guido, Chairman
John Millburn, Secretary