

The City of Lower Burrell **Zoning Hearing Board** held a public hearing on Monday, February 21, 2022 at 7:00 p.m. in the Municipal Building at 2800 Bethel Street, Lower Burrell, PA 15068. Present were Board members George Guido, Charles Stapinski, John Kamarados, John Millburn, Charles Markle, Public Safety Director Councilwoman Brandy Grief, Ordinance Officer Michael Nedley, and Court Reporter Julie Gerano.

REORGANIZATION:

The floor was opened for nominations. Mr. George Guido agreed to continue to serve as the Chairman of the Zoning Hearing Board. Mr. Charles Stapinski agreed to continue to serve as the Vice-Chairman of the Zoning Hearing Board. Mr. John Millburn agreed to continue to serve as the Secretary of the Zoning Hearing Board.

APPROVAL OF MINUTES: The minutes of the November 15, 2021 meeting were approved as presented. All in favor. Motion approved.

CORRESPONDENCE:

None

OLD BUSINESS:

None

NEW BUSINESS:

611 – OptiVia, LLC, 3754 East Kemper Road, Cincinnati, OH, requesting a special exception to Article 300-42.B.1 (Drive Thru), a variance/interpretation to Article 300-43.A.5, (Set Back), a variance to Article 300-91.B.2, (Parking), relating to yard parking, and an interpretation to Article 300-164 (Structure Definition) on property identified as Lower Burrell Plaza, 3138-3158 Leechburg Road, tax map # 17-03-16-0-096, zoned C-3.

Mr. Mark Torretti of Penn Terra Engineering represented OptiVia. He was sworn in and gave his presentation. Mr. Nedley explained that Mr. Torretti was at the November 17, 2021 Planning Commission meeting showing a lay out for an ATM drive through on the former Penneys parking lot. The minutes from that meeting as well as a plan for the proposed ATM were included in the Zoning Hearing Board member's packet. Also included was an authorization letter from Widewaters granting permission for the proposed ATM. Widewaters did not send a representative to the hearing and a concern was raised about parking. It is unclear what Widewaters intends to do with the Penneys building. Susan Krumpke questioned the ATM at the First National Bank location. Carol Clark, 221 Fairhaven Drive discussed the condition of the property behind the Penneys building.

Motion by Mr. Stapinski, second by Mr. Millburn to approve case # 611 with the conditions that the property owner, Widewaters informs the City of future plans for the site and to address the snow removal situation. All in favor. Motion approved.

ADJOURNMENT:

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

George Guido, Chairman
John Millburn, Secretary