

The City of Lower Burrell **Zoning Hearing Board** held a public hearing on Monday, May 16, 2022 at 7:00 p.m. in the Municipal Building at 2800 Bethel Street, Lower Burrell, PA 15068. Present were Board members George Guido, John Millburn, Charles Stapinski, Charles Markle, and John Kamarados, and Ordinance Officer Michael Nedley and Court Reporter Julie Gerano. Absent were Public Safety Director Councilwoman Brandy Grieff,

Before the meeting began, Mayor Andrejcik spoke in honor of Michael G. Nedley's last official attendance at a Zoning Hearing Board meeting. Mayor Andrejcik acknowledged that Mr. Nedley works with the public and he tries his best to work with everybody. He asked everyone in attendance for their applause to send Mr. Nedley on his way, on his motorcycle.

Mr. Markle also shared some kind words in honor of Mr. Nedley.

APPROVAL OF MINUTES: Motion by Mr. Stapinski, second by Mr. Millburn to approve the minutes of the April 18, 2022 meeting. All in favor. Motion approved.

CORRESPONDENCE:

Mr. Rieser, Chairman, Planning Commission

OLD BUSINESS:

None

NEW BUSINESS:

612 – Terrence R. Segelson, 129 Rabbit Run Lane, Monroeville, PA 15146, requesting a special exception to Article 300-42, Section 7 for the proposed use of a contractor business office and garage space on property identified as 2533 Leechburg Road, tax map # 17-03-16-0-026, zoned C-2.

Mr. Nedley gave the following background; Mr. Segelson appeared before the Planning Commission on April 20, 2022 requesting a special exception under light manufacturing in a commercial district.

Mr. Segelson is the owner of the property at 2533 Leechburg Road. The property had been foreclosed on and he thought it would suit his needs for a warehouse space for his general contracting profession. He described the improvements he will make to the building and submitted a site plan that showed a total of eight parking spaces for his four hourly employees. There is also a handicap and van accessible parking space. There will be four spaces inside the structure. Exterior lighting will not reflect on adjacent properties and signage was discussed. He intends to be a good neighbor to those who live nearby and Lower Burrell in general.

There was a letter from the City of Lower Burrell Planning Commission dated May 12, 2022 supporting his request. Chairman Guido read the letter: "Gentlemen: At the Lower Burrell Planning Commission meeting held on Wednesday, April 20, 2022, Mr. Terrence R. Segelson, 129 Rabbit Run Lane, Monroeville, PA 15146, requested conceptual approval for light manufacturing type use on property identified as 2533 Leechburg Road, Map # 17-03-16-0-026, zoned C-2. Mr. Segelson is a general rehab contractor with real estate and the banking interests. He also works with commercial property managers and does home flips as well. Mr. Segelson is proposing to use the property at 2533 Leechburg Road for his contractor business office and garage space. The Lower Burrell Planning Commission voted to support Mr. Segelson's request of conceptual approval light manufacturing type use.

This property has very limited parking and has only a single lane for access and egress. We recommend that any future modifications to his stated usage should include the requirement that he return to the Lower Burrell Planning Commission and Zoning Hearing Board for approval of said modifications. Sincerely, Raymond Rieser, Chairman, Lower Burrell Planning Commission

The building in question is 4,030 square feet and the total property is 19,290 square feet.

Ron Zampogna, 109 Highpoint Road, Sarver, PA 16055 first congratulated Mr. Nedley and echoed Mayor Andrejczik's sentiments. He owns a property behind Mr. Segelson's property. He has no issues but is concerned about traffic on Shady Lane. Mr. Zampogna's concern is if the property is rented in the future.

Mayor Andrejczik commented that he feels Mr. Segelson is sincere and has the type of business we want in Lower Burrell.

John Valasek, 2527 Leechburg Road has met Mr. Segelson and is behind his plan one hundred percent. He has talked with him about a curb to prevent water from going onto his property. Snow plowing was discussed as Mr. Valasek has a problem with water drainage.

Arlene Pavetto, 14 Indian Fields Trail questioned and asked to verify that Mr. Segelson would not be using Shady Lane at all. She questioned the hours of operation and questioned if trucks would be able to back out of the back of the building with cars parked in the spaces.

Chairman Guido offered to pause the hearing so that those in attendance could peruse the site plan. Motion by Mr. Millburn, second by Mr. Kamarados to close testimony. All in favor. Approved.

Motion by Mr. Millburn, second by Mr. Markle to grant the Special Exception to Petition # 612 with the added condition of should the ownership or usage change, the subsequent applicant or current owner start the process again for granting of a Special Exceptions. All in favor. Approved.

ADJOURNMENT:

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

George Guido, Chairman
John Millburn, Secretary