

The regular monthly meeting of the Lower Burrell Planning Commission was held on Wednesday, May 18, 2022 at 7:00 p.m. in the Municipal Building at 2800 Bethel Street, Lower Burrell, PA 15068. Present were Ray Rieser, Allan Lingenfelter, Janet Ryan, and Ordinance Officer Michael G. Nedley, and Councilwoman Grieff. Absent were Katie Watson and Robert Liotta.

MINUTES:

Motion by Mrs. Ryan, second by Mr. Lingenfelter to approve the minutes of the meeting of April 20, 2022. All in favor. Approved.

CORRESPONDENCE:

None

OLD BUSINESS:

None

NEW BUSINESS:

Elias Wilson of Glen's Homemade Custard with a final site plan on property located at 2604 Leechburg Road (formerly known as Clementine's Restaurant) identified as tax map # 17-03-13-0-165, zoned C-2.

Mr. Wilson is proposing the construction of a new building on the old Clementine's property. The Clementine's restaurant was demolished. The new building will be used for frozen custard and bakery production. Mr. Wilson explained the position of the proposed building was to make it easier for truck drivers to pull in and back up to the building. Mr. Nedley explained a zoning issue with the proposed building sitting on a sanitary sewer right-of-way. A second issue was an eight-foot setback from the residential property next to the building. It appears if the building was shifted 30 feet to the right, it will resolve the right-of-way problem. Mr. Wilson was instructed to return to the Planning Commission with his revised drawings based on his meetings with his engineer for final site plan approval. The variant process was explained to Mr. Wilson. Mr. Rieser commented that the City of Lower Burrell is pleased to have Glen's Homemade Custard in our city and offered to accommodate them anyway possible.

ADJOURNMENT:

With no further business, a motion was made by Mrs. Ryan, second by Mr. Lingenfelter to adjourn the meeting at 7:16 PM.

Raymond Rieser, Chairman
Janet Ryan, Secretary