

The regular monthly meeting of the **Lower Burrell Planning Commission** was held on Wednesday, July 19, 2023, at 7:00 p.m. in the Municipal Building at 2800 Bethel Street, Lower Burrell, PA 15068. Present were Katie Watson, Allan Lingenfelter, Ray Rieser, Robert Liotta and Public Safety Director/Councilwoman Grieff, and Code Enforcement & Zoning Officer Mark Marmo. Absent was Janet Ryan.

MINUTES:

Approved the minutes of the meeting of June 21, 2023. All in favor. Approved.

CORRESPONDENCE:

None

OLD BUSINESS:

None

NEW BUSINESS:

Liam Woodard, of Dallas Texas, proposes to use property located at 191 Broadway Avenue as a school for the study and performance of circus art and a permanent residency for the three instructors. This residency is identified as tax map # 17-08-05-0-034, zoned M-1. Liam Woodard described what would happen within the property at 191 Broadway Avenue. The Planning Commission had a few questions to ask. There would be 3 permanent residents. Liam Woodard would use the vacant lot outside for parking. A lot of this teaching would be indoors, very rare would there be something outside. Each student would not stay more than 2 weeks. Code Enforcement and Zoning Officer Mark Marmo mentioned that zoning of the property is not the problem because the home was used as a large home that included foster children. The big concern was how long each student would be staying and this would mainly be classified as an Air B&B.

Motion by Katie Watson, seconded by Allan Lingenfelter. There were 3 “AYE’s” and 1 “NAE”.

Robert Liotta clarified on the legal side as a multi-use. The building would be open for the teaching aspect. Robert Liotta would like this to be sent to the City solicitor for review. This new business has been approved on solicitors’ approval for permitted use.

Chairman Ray Reiser called for a second vote due to Robert Liotta’s concern of the permitted use. If the solicitor supports this, then Liam Woodard would not need to come back. All in favor.

Michelle Konopisos, of 323 Eisenhower Dr. Natrona Heights, PA proposes to use property located at 3140 Oregon Drive as a short-term animal care (daycare) for dogs identified as tax map # 17-04-13-0-088, zoned C-2

Michelle Konopisos opted out for this meeting and is hoping to attend the next meeting.

Reaffirm the Planning Commission’s support of Ordinance 3-2018 which amends the chapter of the City of Lower Burrell, known as the Zoning Ordinance, by designating certain zoning districts for the uses of medical marijuana dispensaries and grower/processor, and imposing certain other requirements.

Chairman Ray Reiser reread Ordinance 3-2018. It was mentioned to revise the Ordinance to take the double negative out. Mayor John Andrejcik gave a recap of this Ordinance and when this will be proposed in the next coming meetings. Robert Liotta mentioned that he does not remember this Ordinance and had a few questions/comments regarding this Ordinance. Chuck Stapinski summarized the opinion of the Zoning Hearing Board related to the Ordinance. approached the podium with his comments to Robert Liotta. The Zoning Hearing Board made recommendations regarding the Zoning which this type of business could be reside.

No action on this will be taken this evening.

Cassidy Harnish to propose potential childcare services at 121 Hillcrest Shopping Center identified as tax map #17-05-04-0-136. Generation House of Worship would like to have potential childcare within the campus. This childcare would focus on children starting at 6 weeks to 5 years of age. The Center will open once the building has been ensured under all guidelines. The childcare service will be open from 6:00 a.m. – 6:00 p.m. Cassidy Harnish provided a documentation packet with qualified information. Questions/concerns from Planning Commission, Councilwoman Grieff and Mayor Andrejick were addressed.

Motion by Robert Liotta, seconded by Katie Watson. All in favor.

ADJOURNMENT:

With no further business, a motion was made by Ms. Watson, second by Mr. Liotta to adjourn the meeting at 8:10 PM.

Raymond Rieser, Chairman
Janet Ryan, Secretary