

The regular monthly meeting of the Lower Burrell Planning Commission was held on Wednesday, June 20, 2022 at 7:00 p.m. in the Municipal Building at 2800 Bethel Street, Lower Burrell, PA 15068. Present were Ray Rieser, Katie Watson, Allan Lingenfelter, Matthew Pitsch, Zoning Officer, and Councilwoman Grieff. Absent were Janet Ryan and Robert Liotta.

**MINUTES:**

Motion by Mr. Lingenfelter, second by Ms. Watson to approve the minutes of the meeting of May 18, 2022. All in favor. Approved.

**CORRESPONDENCE:**

None

**OLD 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 last appeared before the Planning Commission on May 18, 2022. At that time there was 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. The revised site plan showed that the building had been moved and was no longer on the sanitary sewer right-of-way. Mr. Pitsch had reviewed the plan and commented that the side property lines on the left-hand side showed 27.8 feet and should be 30 feet according to the Code. After the adjustment is made, the final plan can be sent to Mr. Pitsch and building permits can be attained.

Motion by Mr. Lingenfelter, second by Ms. Watson to approve the final site plan. All in favor. Approved.

**NEW BUSINESS:**

Robert D. Morrison of Burrell Notary and Morrison Real Estate Appraisal Service proposes replacing an existing nine-foot-wide concrete driveway with gravel and then installing asphalt over the entire existing gravel area on property located at 2665 Leechburg Road, tax map # 17-03-10-0-121, zoned C-1.

Motion by Mr. Lingenfelter, second by Ms. Watson to support Mr. Morrison's request. All in favor. Approved.

**ADJOURNMENT:**

With no further business, a motion was made by Mr. Lingenfelter, second by Ms. Watson to adjourn the meeting at 7:40 PM.

Raymond Rieser, Chairman  
Janet Ryan, Secretary