

The regular monthly meeting of the **Lower Burrell Planning Commission** was held on Wednesday, October 18, 2023, at 7:00 p.m. in the Municipal Building at 2800 Bethel Street, Lower Burrell, PA 15068. Present was Katie Watson, Allan Lingenfelter, Ray Rieser, Robert Liotta, Janet Ryan, and Code Enforcement & Zoning Officer Mark Marmo. Absent was Councilwoman Brandy Grieff.

**MINUTES:**

Approved the minutes of the meeting of July 19, 2023. All in favor. Approved.

**CORRESPONDENCE:**

None

**OLD BUSINESS:**

None

**NEW BUSINESS:**

- 1) Chris Shurnia is interested in a parcel of land between Hillcrest Drive and Route 56.

Ean Livingood employed by Shurina Brothers spoke on behalf of Chris Shurina and proposed the use of the property as a stocking nursery located at Hillcrest Drive @ State Route 56, parcel number 17-04-00-0-057. Discussion was held about the use of the right-of-away for parking along State Route 56. Correspondence was sent to Highway Occupancy Permit Division of PennDOT for the clarification of use, currently waiting a response. PennDOT's decision will impact the useable square footage and required number of parking spaces and barrier type. Chuck Stapinski elaborated on the history of traffic protection at TLC Landscaping. The Planning Commission is also requiring a traffic protection barrier along State Route 56.

Motion by Katie Watson, seconded by Janet Ryan to approve this request that is contingent on PennDOT's response. In addition, the Planning Commission is requiring parking spaces to be equipped with curb blocks. Also, privacy screening will be necessary on Hillcrest Drive.

**ADJOURNMENT:**

With no further business, a motion was made to adjourn the meeting at 7:31 PM.

Raymond Rieser, Chairman  
Janet Ryan, Secretary