

The regular monthly meeting of the Lower Burrell Planning Commission was held on Wednesday, November 17, 2021 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, and Ordinance Officer Michael G. Nedley. Absent were Janet Ryan, Robert Liotta, and Public Safety Director Councilman Grillo.

MINUTES:

Motion by Mr. Lingenfelter, second by Ms. Watson to approve the minutes of the meeting of October 20, 2021. All in favor. Approved.

CORRESPONDENCE:

None

OLD BUSINESS:

None

NEW BUSINESS:

Samuel Febbraio, 110 Carnegie Drive requesting simple subdivision approval on property identified as map # 17-03-04-0-002, zoned R-1. Tony Males of Alpha Engineering provided that the vacant lot has public water and public sewage available. Mr. Nedley has reviewed the plan and it complies with the zoning for an R-1 District. Motion by Mr. Lingenfelter, second by Ms. Watson to approve the simple subdivision. All in favor. Approved.

Mark Torretti of Penn Terra Engineering, Inc. requesting sketch plan consideration for an ATM drive-thru on property identified as 70 Burrell Plaza, Leechburg Road, map # 17-03-16-0-096, zoned C-3. In doing initial research, Mr. Torretti questioned if a variance, special exception, or interpretation were necessary for the final plan they are proposing. Mr. Nedley has reviewed the sketch plan and interprets the plan as a structure and thought that putting a drive-thru in the middle of the parking lot would infringe on a lot of spaces. Widenwaters is aware of the plan and is in favor of an ATM drive-thru. Mr. Torretti will need to return to the Planning Commission to show adequate parking. No vote was necessary although the Planning Commission made a recommendation on placement for an ATM drive-thru.

Dan Orie, representing Heartland Restaurant Group (Dunkin') requesting site plan approval for renovation of existing First National Bank into a restaurant at 110 Burrell Plaza, map # 17-03-16-0-262, zoned C-3. Mr. Orie answered questions posed by Planning Commission members as to in-door dining, signage, lighting, and hours of operation. Based on the plan that was submitted, parking is not a problem as one parking spot is needed for every 50 square feet of patron use. Mayor Andrejcik welcomed the business to the City of Lower Burrell. Motion by Mr. Lingenfelter, second by Ms. Watson to grant final site plan approval for the project. All in favor. Approved.

ADJOURNMENT:

With no further business, a motion was made by Ms. Watson, second by Mr. Lingenfelter to adjourn the meeting at 7:46 PM.

Raymond Rieser, Chairman
Janet Ryan, Secretary