

# UPPER BURRELL PLANNING COMMISSION

## MEETING MINUTES

JUNE 16, 2020

The June meeting of the Upper Burrell Township Planning Commission was held on June 16,, 2020, at 7:00 p.m. In attendance were Commission members, Tom O'Brien, Rick Ryan, George Richard and Dan Hosac. Guest included Mike Conley and Steve Yakopec.

### Approval of Minutes

After reviewing the March 2020 meeting minutes, George Richard moved to approve the minutes as written, seconded by Dan Hosac and all were in favor. There were no meetings in April and May 2020.

### Miller Lot Line Revision

Shane Miller and Nicole Clause presented a plan to eliminate a lot and create a new 10.08 acre lot No. 1R adjacent to Myers Drive and Willyard Lane. The remainder of the property would be Lot No. 2R with an area of 75.35 acres. A number of issues regarding the plan were discussed that will require plan modifications as follows:

- The plan should be referred to as a Subdivision and not a Lot Line Revision.
- Road names on the Vicinity Map need to be made larger.
- On page 1 of 2, the seal for the Municipal Engineer/Township Manager should be removed.
- Showing existing utility lines on sheet 2 of 2.
- Label Willyard Lane on Sheet 2 of 2

Scott Chermak in a review letter dated June 16, 2020, indicated;

- Setbacks need to be shown on sheet 2 of 2 for both lots.
- Lot 2R only has a 50 foot frontage on Myers Drive while 125 feet is required.
- Since access road for Lot 2R runs through Lot 1R an access easement will be needed.
- Suitable site for sewage system needs to be met for each individual lot.

Dave Kerchner of Bankson Engineers in a review letter date June 16, 2020, indicated;

- In addition to similar comments made by Scott Chermak, the Surveyor's seal should also be place on sheet 2 of 2.

After a discussion, the Commission suggested eliminating the 50 foot corridor from Lot 2R and shifting the Lot 1R southern property line to include Willyard Lane. Then a private access drive would be required for Lot 2R to access Myers Drive.

At the recommendation of Bankson Engineers, George Richard moved to approve the plan contingent on the above items being addressed, seconded by Rick Ryan and all were in favor.

Revision to C-1 Neighborhood Service District Zoning Ordinance

Daniel J. Hewitt of Avolio Law Group, indicated that their client proposed to construct a Dollar General Store along Route 780 in the vicinity of Dewey Drive. The current zoning ordinance for C-1 does not include provisions for a 10,000 square foot store. They were requesting an amendment to the C-1 district that includes, Store, General Merchandise (Local) and provided wording for the amendment in his letter dated May 28, 2020. The Commission members questioned the need for such a store along Route 780 and were also concerned about such a stores impact on the business of the Little Store which is in close proximity. Since this is just a preliminary discussion, the Commission members had no major objections to their proposal, however, a public meeting would be required after a formal submission to the Township.

Adjournment

There being no further business, Rick Ryan moved to adjourn the meeting, at 7:35 pm, seconded by Dan Hosac and all were in favor.

Respectfully submitted

A handwritten signature in cursive script that reads "Thomas O'Brien".

Thomas O'Brien  
Chairman