

UPPER BURRELL PLANNING COMMISSION

MEETING MINUTES

NOVEMBER 17, 2020

The November meeting of the Upper Burrell Township Planning Commission was held on November 17, 2020, at 7:00 p.m. In attendance were Commission members, Tom O'Brien, Chester Lockwood, Rick Ryan, Dan Hosac and George Richard. Also attending was Supervisor, Mike Conley.

Approval of Minutes

After reviewing the October 2020 meeting minutes, George Richard moved to approve the minutes as written, seconded by Chester Lockwood and all were in favor.

JK Tool and Die

In their letter dated November 12, 2020, the Westmoreland County Conservation District indicated that the JK Tool and Die, E & S Control Plan was adequate. No additional action was required by the Planning Commission.

Xodus Medical Building Expansion

In their letter dated November 16, 2020, Bankson Engineers indicated that all comments made in their letter of October 16, 2020, have been adequately addressed. No additional action was required by the Planning Commission.

Land Development Plan – Dollar General Store

Michael Lusaitis, P.E. of SESI, presented the preliminary site plan for the proposed Dollar General Store along Route 780 at Dewey Drive. The plans have been reviewed by Bankson Engineers and their review comments were presented in a letter dated, November 13, 2020. Also in an email dated November 17, 2020 by Daniel Skradski, of PCS-Codes, a number of plan deficiencies were outlined. In attendance at the meeting were local residents, Diane and Ron Chabal and Amy Beestrice. They presented a petition signed by 111 local residents opposing the construction of the Dollar Store. A number of design issues were reviewed including potential storm water concerns along with close proximity to adjacent residents along Dewey Drive and spillover lighting from the site. In their letter Bankson Engineers recommended tabling the Application at this time until all comments are addressed. Chester Lockwood moved to table the Application review until Bankson and PCS-Codes comments are addressed, seconded by Dan Hosac and all were in favor.

Adjournment

There being no further business, George Richard moved to adjourn the meeting, at 8:10 pm, seconded by Rick Ryan and all were in favor.

Respectfully submitted

A handwritten signature in cursive script that reads "Thomas O'Brien". The signature is written in black ink and is positioned above the printed name.

Thomas O'Brien

Chairman