

# UPPER BURRELL PLANNING COMMISSION

## MEETING MINUTES

SEPTEMBER 20, 2022

The September meeting of the Upper Burrell Township Planning Commission was held on September 20, 2022, at 7:00 p.m. In attendance were Commission members, Tom O'Brien, Chester Lockwood and Rick Ryan.

### Approval of Minutes

After reviewing the August 2022 meeting minutes, Rick Ryan moved to approve the minutes as written, seconded by Chester Lockwood and all were in favor.

### Steve Nonn Subdivision Request

Mr. & Mrs. Nonn and their son attended the meeting. Mr. Nonn takes exception to Bankson Engineers comment that their 30.239 acre parcel does not meet the requirement for a 10 acre permit exemption since the SEO has field viewed the parcel and has signed off on the Permit dated September 6, 2022. Since Mike Moore of Bankson did not specify in his email dated September 8, 2022 why it did not meet the requirements of the exemption, Mr. Nonn should call Mr. Moore to discuss the details. After reviewing the exemption form requirements, the Commission does not understand why it is not acceptable. After a discussion, Rick Ryan moved to table the submission pending resolutions of the permit issues, seconded by Chester Lockwood and all were in favor. It should be noted that Bankson has not commented on the subdivision plan to date.

### Demharter Consolidation Plan

George Hart of Bankson Engineers initially indicated they had questions regarding a right of way agreement that provides access to Rustic Lane for Brian Holmes adjacent property to Demharter property. In a September 16, 2022 email, Mr. Hart indicated that after a discussion with Mr. Yakopec and Mrs. Demharter, Bankson have concluded that Mr. Holmes' Special Warranty Deed from Richard and Donna Davis dated September 29, 2006, grants to Holmes free and uninterrupted use of the 33 front street leading to Rustic Lane and therefore does not land lock the Holmes property. That being said, Bankson has yet to provide the Commission comments on the plan, so Chester Lockwood moved to table the submission until we get Banksons comments or their approval, seconded by Rich Ryan and all were in favor.

### Adjournment

There being no further business, Chester Lockwood moved to adjourn the meeting, at 7:40 pm, seconded by Rick Ryan and all were in favor.

Respectfully submitted

Tom O'Brien  
Chairman