

**UPPER BURRELL PLANNING COMMISSION  
MEETING MINUTES  
APRIL 16, 2024**

The April meeting of the Upper Burrell Planning Commission was held on April 16, 2024 at 7:00 p.m. In attendance were Commission members Tom O'Brien, George Richard, Dennis Matto, Chester Lockwood and Rick Ryan.

**APPROVAL OF MINUTES**

After reviewing the February 2024 meeting minutes, Rick Ryan moved to approve the minutes as written, seconded by Chester Lockwood and all were in favor.

**Gary Schoepke Zone Reclassification Request**

Attorney Frank Kasin and property owner Gary Schoepke presented their request to change 20.81 acres adjacent to Oak Lake Road that is a portion of the previous Oak Lake Golf Course property from RA to Industrial. Mr. Schoepke is currently storing equipment including trucks and paving machines on this 20.81 acre property which is currently a non-conforming use for the RA zone. Mr. Schoepke previously requested a variance from the Zoning Hearing Board for his current use, but was denied. He is now requesting the Planning Commission entertain changing the zone from RA to I. Nearby property owners including, Mrs. Gloria Butler were present and were not in favor of the zoning change and storage of all the equipment in plain sight of their property. Mr. Schoepke indicated he plans to plant vegetation adjacent to Oak Lake Road to screen his property from the road. The Commission pointed out that an adjacent portion of his property just east of the 20.81 acres and along Oak Lake Road is in the I zone already and could be used for storage of his equipment. Mr. Schoepke argued that not only would be expensive but would require moving a large number of trees and additional earth grading. The Commission pointed out that Oak Lake Road is posted at 10 tons and a site moved to the I zone portion of his property would be better access to White Cloud Road for his heavy equipment. The Commission members indicated that additional information is needed including a field trip to the site. George Richard moved to table the reclassification request until after the field view, seconded by Dennis Matto and all were in favor.

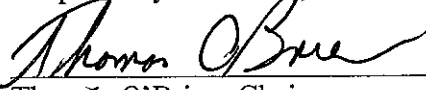
**Dan Myers**

Dan briefly discussed the Zoning Hearing Board's decision to deny the variance.

**ADJOURNMENT**

There being no further business, George Richard moved to adjourn the meeting at 7:45 p.m., seconded by Chester Lockwood and all were in favor.

Respectfully submitted,

  
Thomas O'Brien, Chairman