UPPER BURRELL PLANNING COMMISSION
MEETING MINUTES
SEPTEMBER 15, 2026

The September meeting of the Upper Burrell Planning Commission was held on September 15, 2026, at 7:00 p.m. In attendance were Commission members Tom O'Brien, George Richard, Chester Lockwood, Dennis Matto and Rick Ryan. Supervisors Slahtovsky and Brown also attended.

APPROVAL OF MINUTES

After reviewing the July 2026 meeting, Chester Lockwood moved to approve the minutes as written, seconded by George Richard and all were in favor.

Shane Miller consults on Proposed Consolidation Plan

Mr. Miller presented a plan of his properties along Myers Drive in which currently there are three continuous parcels, Lot 1, Lot 1R and Lot 2. He desires to remove property lines for Lots 1 and Lot 1R so that all of the property would be part of Lot 2. After a discussion, the Commission saw no problem with his concept, and he will present formal plans in the near future.

Resnik Land Development

Matt Resnik presented a plan to construct a warehouse building on his property along Menk Road. He currently is operating a landscape business on the property. His plans were reviewed by Bankson Engineers, Westmoreland County and Scott Chermak. A number of comments were made by Bankson and Chermak regarding nonconforming use plus issues with grading, E & S Control and stormwater. Although not indicated as permitted use in the C-3 District, the Commission members felt that landscape business could be considered permitted use. With regard to the other issues, Mr. Resnik had just submitted documentation to address the others. Bankson has not had time to respond. After a discussion, Chester Lockwood moved to approve the submission contingent on these issues being resolved before the October Supervisors meeting.

Updated Proposed Data Center Ordinance

The Commission was requested to review additional modifications to the ordinance that included Item 5 Security and Item 10 - 5 – 10 year Master Development Plan. Although these sections seemed thorough, a number of local residents attended the meeting and were adamant that they didn't go far enough. Specifically, who is actually going to monitor these requirements and language should be added that all inspections should be paid by the developer and not the township. The Commission requested all residents additional ordinance modifications to be submitted to the Township office for consideration to be added to the draft ordinance. No additional Commission action was taken on this matter.

ADJOURNMENT

There being no further business, George Richard moved to adjourn the meeting at 8:15 p.m., seconded by Dennis Matto and all were in favor.

Respectfully submitted,

Thomas E O'Brien

Thomas O'Brien, Chairman