

**UPPERBURRELL PLANNING COMMISSION
MEETING MINUTES
JANUARY 11, 2011**

The January meeting of the Upper Burrell Planning Commission was held on January 11, 2011 at 7:00 p.m. In attendance were Commission members Tom O'Brien, Todd Campbell, George Richard and Rick Ryan.

APPROVAL OF MINUTES

After reviewing the December 2010 meeting minutes, George Richard moved to approve the minutes as written seconded by Rick Ryan and all were in favor.

BARONIE CONSOLIDATION OF LOTS

Joyce and Jeff Ewing presented a plan to consolidate two lots along Stoney Hill Road. After a discussion, Todd Campbell moved to approve the plan contingent on the following items to be revised on the plan:

- Add public utilities
- Add perc test locations
- Change T-472 to S.R. 4036

Also, a copy of the approved perc tests should be provided. The motion was seconded by Rick Ryan and all were in favor.

WESTMORELAND BUSINESS AND RESEARCH PARK PHASE III Lot #3 – Pump Station Plan of Subdivision

Terry Siefers of Senate Engineering presented a subdivision plan for Lot #3 of Phase III of the Industrial Park for the purpose of providing a lot for the new sewer pump station that was recently constructed. After a discussion George Richard moved to accept the plan contingent on the following to be revised on the plan:

- Add pump station, sanitary sewer line and utilities
- Add setback line on Lot 2
- On the vicinity map add current streets in the Industrial Park

The motion was seconded by Todd Campbell and all were in favor. However, this subdivision proposes a substandard lot size for the pump station (14,641 s.f. instead of the minimum requirement of 21,780 s.f.). Also, the lot width at the intersection with Borland Drive is 51.34 feet. The minimum required lot width is 150 feet. The Commission members had no objection to utilizing this substandard lot size for the purpose of the pump station. Rick Ryan moved to have this issue go before the Zoning Hearing Board for a variance on the allowable lot size, seconded by George Richard and all were in favor.

ADJOURNMENT

There being no further business, Todd Campbell moved to adjourn the meeting at 7:20 p.m., seconded by George Richard and all were in favor.

Respectfully submitted,

Thomas O'Brien, Chairman