

**UPPER BURRELL PLANNING COMMISSION  
MEETING MINUTES  
MARCH 10, 2009**

The March meeting of the Upper Burrell Planning Commission was held on March 10, 2009 at 7:00 p.m. In attendance were Commission members Tom O'Brien, Patty Trzeciak, George Richard, Rick Ryan and Todd Campbell.

**APPROVAL OF MINUTES**

After reviewing the January 2009 meeting minutes, Todd Campbell moved to approve the minutes as written, seconded by Rick Ryan and all were in favor. After reviewing the February 2009 meeting minutes, Patty Trzeciak moved to approve the minutes as written, seconded by Rick Ryan and all were in favor.

**DOMBROSKI PLAN OF LOTS**

Mick Dombroski presented a two lot subdivision on Michael Drive. Lot 1 is 3.0 acres and will be the site of a future dwelling. Perc tests have passed. Lot 2 is the residual lot of 44.63 acres that has a trailer home on it. After a discussion, Todd Campbell moved to approve the plan, seconded by Patty Trzeciak and all were in favor. Tom O'Brien indicated that the Planning Commission will not sign the Sewage Facilities Planning Module until after the Sewage Enforcement Officer signs it.

**TRESCO PLAN OF LOTS**

No one attended from the subdivider to present the plan. This is a two lot subdivision on Turkey Ridge Road. This overall subdivision is 94.2 acres with Parcel 2 having an area of 3.9 acres and only including a rectangular property area around an existing dwelling and basically a 50 foot wide right-of-way for the driveway to Turkey Ridge Road. The residual property (Parcel 1) of 90.287 acres surrounds Parcel 2. Issues associated with the plan are as follows:

- No easements are shown for the gas well on Parcel 1.
- No utilities are shown on the plan along Turkey Ridge Road or the gas line that goes from the gas well.
- Parcel 1 has no perc test taken and the non-building waiver form and note on the plan was presented. In the recent past the Commission was informed by the former Township secretary that DEP was no longer allowing non-building waivers for any subdivision parcels except if they were used for agriculture. The use for the Parcel 1 on the waiver note in the plan has been left blank.

The Commission has tabled the submission until information can be determined on whether DEP will allow a non-building waiver for this property.

**WATSON PLAN OF LOTS – ALLEGHENY TOWNSHIP – PLANNING MODULE EXCEPTION**

No one attended to discuss this issue. The Commission has tabled this issue until a plan and narrative can be provided.

**GARY ROSS PLAN OF LOTS NO. 2**

Gary Ross once again is proposing a change to his subdivision along Myers Drive. He now wants to revise his preliminary subdivision plan to add only Lot 203 as a building lot. There would still be 5 lots off a private road. He is requesting that he be allowed to add this lot without paving the existing private road that serves the subdivision. Mr. Ross had first presented this concept to the Supervisors. The Supervisors advised him to present his concept to the Planning Commission. The Commission indicated to Mr. Ross that the current Zoning Ordinance and the proposed Zoning Ordinance both limit lots off a private road to 3 lots without having the road paved. His concept is still no different in that regard to his previous submissions where he subdivided into additional lots. Mr. O'Brien will discuss this matter with the township solicitor.

**BILL SPIERING**

Bill Spiering requested information regarding his plan to subdivide a 1.69 acre parcel along Milligantown Road into two lots. Since this is an R-1 zone, he would need minimum 1.0 acre lots, which he doesn't have. If he subdivided the portion of his property with the existing house as a 1.0 acre lot, that would leave a 0.69 acre residue. Since he owns the adjoining property that residue could be added to his adjoining property, however, he would need to include the adjoining property as part of the subdivision plan.

**ADJOURNMENT**

There being no further business, Patty Trzeciak moved to adjourn the meeting at 8:00 p.m., seconded by George Richard and all were in favor.

Respectfully submitted,

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Thomas O'Brien, Chairman