

**UPPER BURRELL PLANNING COMMISSION  
MEETING MINUTES  
September 8, 2009**

The September meeting of the Upper Burrell Planning Commission was held on September 8, 2009 at 7:00 p.m. In attendance were Commission Members Tom O'Brien, George Richard, Todd Campbell, Rick Ryan and Patty Trzeciak. Also in attendance were Frank Calizzi, Jason Rigone, Bob Grigas and Gary Ross.

**APPROVAL OF MINUTES**

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

**Washington Township Municipal Authority –Senate Engineering**

Bob Grigas (Senate Engineering), Frank Calizzi (Chairman of MAWT), and Jason Rigone (Westmoreland County Industrial Development Corporation) were in attendance to discuss Senate's resubmission of the Sewage Facilities Planning Module for the Upper Pine Run Sewer Project. After a discussion, Rick Ryan moved to approve the revised planning module contingent on Bankson Engineers favorable review of Senate's responses to Bankson's comments on the original planning module submission. The motion was seconded by Todd Campbell and all were in favor.

**ROSS PLAN OF LOTS No. 2**

Gary Ross presented yet another version of a subdivision of his property along Myers Drive. This was a formal subdivision submission that subdivides Parcel 4 of the Revised Ross Subdivision into 2 lots and revises the size of Parcel 3 of the Revised Ross Subdivision Plan. Lot 201 of this subdivision will be a residual area with existing residential dwellings, on-lot sanitary sewage system and public water being 44.98 acres. Lot 202 will be 1.26 acres with an existing garage, on-site water well, electric and has been tested and is suitable for a drip system sanitary facility. Lot 203 will be a revision of Parcel 3 enlarging the lot from 10.32 acres to 10.64 acres with an existing residential dwelling, on-lot sanitary sewage and water well.

The Commission reiterated to Mr. Ross that his current subdivision has four lots off the private road and the Township Zoning Ordinance requires a maximum of three lots off an unpaved private road. This new subdivision would increase the number of lots off the private road to five.

Mr. O'Brien indicated that the plan is adequate with regard to the Township Subdivision checklist; however, the commission cannot approve the plan since it does not meet the ordinance requirements. Since this additional lot does not require the private road to be extended, George Richard moved to send the plan to the Supervisors to determine if they are willing to allow this fifth lot off the private road. The motion was seconded by Todd Campbell and all were in favor.

*PLANNING COMMISSION MINUTES  
SEPTEMBER 8, 2009*

**ADJOURNMENT**

There being no further business, George Richard moved to adjourn the meeting at 7:50 p.m., seconded by Rick Ryan and all were in favor.

Respectfully submitted,

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Thomas O'Brien, Chairman