

MUNICIPALITY OF MONROEVILLE

PLANNING COMMISSION

JUNE 21, 2023

MINUTES

The meeting was called to order at 7:30 p.m. by Chairman Leonard Bertoni.

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

The Pledge of Allegiance was recited and a moment of silence was observed.

ROLL CALL

The Recording Secretary, Sharon McIndoe, called roll and the following were present: Leonard Bertoni, Heidi Lawrence, Bruce Walker, Paula Montgomery, Ronald Massung, P. Lorraine Lewis-Burke, Terry Segelson and Paul Whealdon.

APPROVAL OF MINUTES

There being no corrections, additions or deletions to the minutes of the Regular Meeting of April 19, 2023, a motion was duly made by Mr. Walker to approve the minutes, as submitted, and Mrs. Montgomery seconded it. Upon a voice vote, the motion carried unanimously.

NEW BUSINESS

23-4-ST

BURGER KING

The applicant is requesting site plan approval to construct a fast food restaurant, Burger King. The property is located at 1737 Golden Mile Highway, Tax Parcel ID 1243-A-117, in the C-2, Business/Commercial Zoning District.

23-4-C

BURGER KING

The applicant is requesting conditional use approval to operate a drive-through window for a fast food restaurant, Burger King, pursuant to Ordinance 2680 and Monroeville Zoning Ordinance, No. 1443, as amended. The property is located at 1737 Golden Mile Highway, Tax Parcel ID 1243-A-117, in the C-2, Business/Commercial Zoning District.

Mr. Kyle Wrentmore from Mannik and Smith Group came forward along with Mr. Patrick Mahoney from Louer-Manguso and Associates to explain the request. Mr. Wrentmore explained they are requesting a site plan and conditional use approvals for the Burger King development off of Golden Mile Highway. He reported they received a variance from the zoning hearing board for a setback reduction to place the trash enclosure within the building setback. He mentioned the hardships of having three front yards.

Mr. Whealdon requested he point out the proposed location of the dumpster enclosure and Mr. Wrentmore pointed to it. He pointed out Golden Mile Highway, Rickenbacher and Old Abers Creek Road on the plan. He reported they proposed to demolish the existing Family Dollar and build a new 3,000 square foot Burger King Restaurant with a double drive-through, new model façade and updated architecture to make everything look nice and fresh with the new prototypes. He stated there are no outstanding items from the comments they received from engineering, fire, zoning and traffic. He added most of those items have been addressed or are in the process of being addressed with the utility coordination.

Mr. Walker inquired how a motorist going north on Golden Mile Highway would access the property. Mr. Wrentmore answered there is a full access off of Rickenbacher. Mr. Whealdon added that is a signalized intersection. He questioned whether the other exit on Golden Mile Highway is a right-in, right-out only and Mr. Wrentmore answered affirmatively. He added it was recently constructed a few years ago and they are leaving everything in the right-of-way as is. Mr. Wheldon added that would expedite things with PennDOT so they will not need to get a new highway occupancy permit.

Mrs. Lawrence inquired whether there is a center turning lane on Route 286 at that location and Mr. Wrentmore answered affirmatively. Mr. Whealdon concurred and explained it is the whole length all the way down to Old Frankstown Road.

Mr. Walker inquired whether people would need to use Old Abers Creek Road because it is in bad shape. Mr. Wrentmore answered negatively. He added they would not need to use it to access the site unless they are coming from the west up in that development. He stated to access the site would be right-in and right-out off of Golden Mile Highway or the full access off of Rickenbacher.

There being no further discussion, Mrs. Montgomery made a motion to approve Site Plan Application No. 23-4-ST and Conditional Use Application No. 23-4-C. Mr. Walker seconded it. Upon a voice vote, the motion carried unanimously.

ADJOURNMENT

There being no further business to come before the planning commission, at this time, a motion was duly made by Mr. Massung to adjourn the meeting at 7:40 p.m. and Ms. Lewis-Burke seconded it. Upon a voice vote, the motion carried unanimously.

Respectfully submitted,

Leonard Bertoni,
Chairman

LB/sam