

The regular monthly meeting of the **Lower Burrell Planning Commission** was held on Wednesday, January 21, 2026, at 7:00 p.m. in the Municipal Building at 2800 Bethel Street, Lower Burrell, PA 15068. Present were Allan Lingenfelter, Ray Rieser, Janet Ryan, and Code Enforcement & Zoning Officer Mark Marmo. Absent were Councilman Mike Stanoski, Katie Watson, and Robert Liotta.

**REORGANIZATION:**

**Chairman:** Ray Rieser Motion: Janet Ryan Second: Allan Lingenfelter Roll Call Vote: 3-0

**Vice Chairman:** Allan Lingenfelter Motion: Ray Rieser Second: Janet Ryan Roll Call Vote: 3-0

**Secretary:** Katie Watson Motion: Ray Rieser Second: Allan Lingenfelter Roll Call Vote: 3-0

**MINUTES:**

Motion by Janet Ryan second Allan Lingenfelter to approve the minutes of October 15, 2025, minutes. Motion approved

**OLD BUSINESS:**

None

**NEW BUSINESS:**

Robert Oddis, 820 McAllister Dr. representing Raymond McKriskey, 3070 Wildlife Lodge Rd. proposes consolidation of three parcels identified as 17-05-00-0-024, 023, and 099, zoned **S-1**. Once the consolidated lots are recorded, Mr. McKriskey will convey the single lot to Kelsey Oddis for the purpose of constructing a single-family dwelling. Motion Ray Rieser Second Janet Ryan to approve the consolidation of the parcels. Motion approved.

Western PA Federal Credit Union, 2300 Freeport Rd. Suite 15, New Kensington, represented by Tony Males of Alpha Engineering, seeks to relocate to Hillcrest Shopping Center, identified as parcel 17-05-04-0-136, zoned **C-3** with the purchase of 300 Hillcrest Shopping Center (previously PNC Bank). A waiver of the Area and Height Requirements §300-43 (9) of 4 acres will be sought from the Zoning Hearing Board (ZHB). Motion Allan Lingenfelter Second Janet Ryan to support the project and the necessary area waiver. A letter of support will be sent to the ZHB. Motion approved

Mark Cortese, 105 Clinton Ave., proposes the construction of an oversized accessory building on property identified as 17-03-11-0-168, zoned **R-1**. It was determined that the structure would be classified as a detached garage and meet the area and height requirements thus not requiring a variance. Motion Allan Lingenfelter Second Janet Ryan to support the project. Motion approved

**ADJOURNMENT:**

Motion Allan Lingenfelter Second Janet Ryan to adjourn the meeting at 7:18 PM. Motion Approved.

Raymond Rieser, Chairman  
Katie Watson, Secretary