



Municipality of Murrysville
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MUNICIPALITY OF MURRYSVILLE PLANNING COMMISSION AGENDA

September 13, 2022

7:00 P.M.

Council Chambers

A Public Hearing concerning CU-2-22, an application by Brandywine Green LLC for a Pet Crematory, 103 Technology Drive, tax parcel 49-21-00-0-055, 1.40 acres, B Business Zoning

A Public Hearing concerning CU-5-22, an application by Lyons Run Watershed Association (LRWA) for a proposed major excavation to construct a passive mine acid treatment system on properties owned by LRWA, Jeffrey and Holly Pelusi, Kirk Rettger and Caroline Lee, and Blackthorne Investors, LLC., tax parcels 49-20-00-0-005, 49-20-00-0-100, 55-04-00-0-055, 55-04-00-0-007, and 55-04-00-0-111, Boxcartown Road, 5.3 acres, R-R Rural Residential Zoning

- A. Pledge of Allegiance**
- B. Roll Call**
- C. Approval of Minutes August 9, 2022 & August 23, 2022**
- D. New Business**

1. Consider authorization to advertise for a public hearing on a request by Fox Jr. Development to rezone approximately one acre of land located at 4075 William Penn Highway, tax parcel 49-14-02-0-098, from M-U Mixed Use zoning to B Business zoning.

2. Consider authorization to advertise for a public hearing on a request by Timothy and Patricia DeBiasse to rezone approximately 1.5 acres of land located at 4051 William Penn Highway, tax parcel 49-14-02-0-097, from M-U Mixed Use zoning to B Business zoning.

3. Consider authorization to advertise for a public hearing on a conditional use/major excavation SP-4-22 Bushy Run Investments, LP, Phase II, Fusting Executive Park, for construction of an 80,000 sf Office Building and a 36,000 sf retail center, Wilson and Manor Road, tax parcel 49-21-00-0-087, zoned B Business.

Mayor
Regis J. Synan

Chief Administrator
Michael L. Nestico, Esq.

Council

President – Dayne Dice	Jamie Lingg
Vice President – Tony Spadaro	Mac McKenna
Jamie Lee Kornis	Carl Stepanovich
Jason Lemak	

4. Consider a recommendation on a conditional use approval for CU-2-22, an application by Brandywine Green LLC for a Pet Crematory, 103 Technology Drive, tax parcel 49-21-00-0-055, 1.40 acres, B Business

5. Authorize advertising for a special meeting of the Murrysville Planning Commission for October 25, 2022.

E. Old Business

1. Consider a recommendation of a re-zoning by Sushil Shinde and Ankita Bhargava of approximately 21.76 acres of land, tax parcels 49-10-13-0-011, 49-10-13-0-012, 49-13-0-013 and 49-10-13-0-014, Logan Ferry Road, from R-1 Residential to R-3 Residential.

2. Consider a recommendation for Tommy's Express Car Wash application, SP-1-22, CU-1-22, a Conditional Use and Major Land Development application, two parcels 49-14-08-0-015 and 49-14-08-0-016, 4765 Old William Penn Highway, B Zoning.

F. Other Business

G. Adjourn

cc: Planning Commission
Presenters
Penn-Franklin News
Municipal Council

Mayor	Council	
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Chief Administrator	Vice President – Tony Spadaro	Mac McKenna
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