

# *Butler County Board of Commissioners*

## **Planning Department**

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### **Commissioners**

Leslie A. Osche, **Chairman**  
Kimberly D. Geyer, **Vice Chairman**  
Kevin E. Boozel, **Secretary**



### **Planning Department**

Mark S. Gordon

## **BUTLER COUNTY PLANNING COMMISSION**

### **AGENDA**

January 21, 2026  
UL Conference Room  
4:30 PM

#### **Call to Order**

#### **Roll Call**

#### **Election of Officers for 2026**

#### **Approval of Minutes – December 17, 2025**

#### **Public Comments**

#### **Reports**

1. Chairman Report
2. Secretary Report
3. Planning Department Report
  - December Receipts \$3,300.00
  - 2025 YTD Receipts \$42,490.00
  - BCPC Candidates
  - New fees started on January 1, 2026

#### **Old Business**

- **Petrolia – County SALDO**

- **Freiters #25272**

#### Lot Line Revision to alleviate lot line through existing building

Plan was tabled at December meeting per following comments:

- Per BCSALDO Section 305; 305.1; 305.1.3 Waiver/Modification shall be submitted
    - Written Modification request for Table 604.4 Single Family Dwelling – Minimum Lot Area (from .20 acre)

- Written Modification request for Table 604.4 Single Family Dwelling
  - Minimum Side Yard Setback [from 25 feet front (existing), 10 feet side (proposed), 25 feet rear (existing)]
- Clarify each structure's sewage conveyance to public sewer.  
Access/Maintenance Easement would clarify future repairs if new lot configurations contain shared or lines running through opposing lots.
- Revise note – one paragraph reads 55B instead of B55

## **New Business**

- Declaration of Abstentions
- Subdivision Review
  - Butler County SALDO Plans – see Attachment 1
  - Major Plans – see Attachment 2
  - Minor Plans – see Attachment 3

## **Adjournment**

**Next Meeting: February 18, 2026 at 4:30pm in the UL Conference Room**

**Attachment 1 – Butler County SALDO Plan Comments**

• **Allegheny Township**

• **Johnston et al & McKee # 26029**

Subdividing existing house and garage onto new lot and remnant into two non-building lots as well as lot line revision with neighboring lot (4 lots total)

- Show setbacks on all affected lots
- Review and revise acreage as needed
- Southern boundary of Lot 16 does not match GIS mapping; please review
- Geometry of 'flag pole'
  - Easement agreement needed for existing lots 16A and 16B; proposed subdivision of Lot 1 land locks these two lots
- Review names and lot numbers for David Stowe's lots

• **Farview Township**

• **Ryan Minor Subdivision Plan #26024**

1 Lot Subdivision to create 8.02 acre residential lot

- Conditionally approve pending DEP approval
- Confirm neighbor parcel number on south County GIS has parcel labeled as 150-1F27-22C subdivision plan is labeled as '22G'
- Seal is missing

• **Harrisville Borough / Mercer Township**

• **Bauer /Stuchal #26025**

1 Lot Subdivision to create 1.5 acre residential lot with existing house

- Note referencing P.B. 339 Pg 44 confuses plan; plan from 2014 shows different property lines than shown on this subdivision. The 2014 plan was approved and recorded, however, deeds were never drafted to match recorded plan.
- Easement for shared driveway (commercial) and/or HOP Permit language
  - Existing Lot, Proposed Lot and Existing House Lot
- Non-building waiver paperwork

- **West Sunbury Borough**
  - **Barkley, Wiskeman, Bell #26027**
    - Consolidate 3 lots into 2 lots
      - No comment

**Attachment 2 – Major Plan Comments**

- **Adams Township**

- **Adams Town Center Plan # 26019**

3 Lot Subdivision, Road R-o-W, and Utility Easement

- No DEP or Flow / Capacity Letter.
- No standardized Easement language.
- Stormwater, E&S, PCSM not provided.
- Confirm township is taking road

- **Adams Township**

- **Parcel D2 Land Development # 26018**

Commercial Land Development and Stormwater Management

- Stormwater, E&S, PCSM not provided.

- **Adams Township**

- **Woodland Trace Lots 33 & 34 # 26016**

2 Lot Consolidation and Easements

- No comment

- **Brady & Slippery Rock Township**

- **Popovec Subdivision # 26020**

2 Lot Subdivision and Private R-o-W

- Lot #2

- Please supply DEP or Flow / Capacity Letter or a Non-Build Waiver
- Will Lot 2 be in Brady Twp or Slippery Rock Twp; Please note on plan.
- R-o-W Agreement and include Scasso Lot 24A
  - Reference existing R-o-W agreement on Scasso Deed – 2005-07-2600019962

- **Butler Township**

- **Portman Road Pump Station # 26001**

Land Development with R-o-W

- Acreage shown as 10.776 acres does not match GIS 11.44 acres
- Metes and bounds along roadway are missing
- Parcel number and owner missing in southeast corner
- Meets and bounds missing on Pump Station easement
- Is HOP Permit needed for proposed utility connection along SR 2004

- **Center Township**

- **VCS Office Building # 26012**

Commercial Land Development and Stormwater Management

- Has West Penn Power granted utility easement

- **Cranberry Township**

- **Henry Farm PRD # 26022**

Planned Residential Development with 114 Single Family Lots

- No DEP or Flow Capacity Letter provided
- Require HOP for new road R-o-W's
- Lot #400 missing setbacks (south west of plan)
- Emergency Access

- **Cranberry Township**

- **Park Place Clubhouse Expansion # 26007**

Land Development – installing new pool and expanding parking

- Neighboring parcels numbers and owners not labeled
- Grading to property line

- **Connoquenessing Township**

- **R&R Irrevocable Trust #26028**

Lot Line Revision of 3 Lots and an Easement

- Review metes and bounds along Dick Road; it appears that distances (totals and partials) do not match up and/or are missing distances
- Review and revise the setbacks within LOT-1-R as needed
  - If Santa Rita Lane is private, it is considered a flag lot and the setback along this lane would be a side yard setback not a front setback and the other setbacks within the lot would follow this accordingly

- **Forward Township**

- **Walnut Square Subdivision # 26005**

Lot Line Revision with New Access R-o-W

- Existing acreage labeled on plan does not match the parcel table or GIS
- Acreage label for existing parcel 2B is missing
- Revise County Signature Block, change ‘Approved’ to ‘Reviewed’
- Outline of property differs from County GIS. Plan shows property crossing SR 68, whereas County GIS does not.
  - Proposed Lot 3 is not labeled on plan and is a very small remnant
- Neighboring parcels missing parcel numbers and owner’s name
- HOP Note is missing
- Road realignment
  - PennDOT agreement
  - Is Township taking road over

- **Forward Township**

- **Walnut Square Land Development # 26006**

Preliminary Master Plan for 54 Townhomes and two (2) 11,200 sf warehouses with 1,800 sf offices each, and a 5,000 sf retail building with potential drive through.

- Recorded subdivision/consolidation not completed at this time
- Existing acreage labeled on plan does not match the parcel table or GIS

- Acreage label for existing parcel 2B is missing
- Outline of property differs from County GIS. Plan shows property crossing SR 68, whereas County GIS does not.
  - Proposed Lot 3 is not labeled on plan and is a very small remnant
- Neighboring parcels missing parcel numbers and owner's name
- HOP Note is missing
- The proposed overflow for the eastern most stormwater basin appears to be directed at neighbor's house
- ACT 537 letter is missing
- Approved Stormwater Plans
- Traffic study

  

- **Prospect Borough**
  - **Prospect Volunteer Fire Company Consolidation # 26026**  
Consolidate five parcels plus two vacated portions of alley ways
    - HOP Note is missing
    - Consider revising setbacks to portray consolidated lot
    - Are vacations complete
  
- **Worth Township**
  - **Heichel Land Development # 26004**  
Land Development of cottage with septic and well
    - Acreage differs between – surveyed 56.00 acres and GIS 57.66 acres

**Attachment 3 – Minor Plan Comments**

- **Adams Township**
  - **Amherst Amendment No 13 208R & 213R #26014**
    - Party Walls
      - No Comments
- **Adams Township**
  - **Bielo Property Subdivision #26021**
    - 2 Lot Subdivision
      - Missing metes and bounds (unmappable)
        - Between Lot 1 and Lot 2
      - Missing seal
      - No DEP approval / flow capacity letter provided
      - No utilities shown
      - HOP required, no note
      - Setbacks not shown
      - Ref# for existing easement not depicted
      - Missing owner data at northern strip of land
- **Adams Township**
  - **Meadow Creek Farms Rev no. 3 #26015**
    - LLR
      - No Comments
- **Butler Township**
  - **Matson LLR #26017**
    - Lot Line Revision
      - No Comments

- **Cranberry Township**
  - **Park Place Amendment No. 77 #26023**

Lot Line Revisions - Party Walls

- Add Instrument Number for Tax Parcel B-29 within title block
- Verify distances on meets and bounds shown for Tax Parcel B-29

- **Jackson Township and Lancaster Township**

- **Pine Valley Plan of Lots #26003**

Lot Line Revision so all park facilities are located on Parcel 200-4F127-A12D

- No Comments

- **Middlesex Township**

- **Deer Creek Rentals Subdivision Plan Revised #26002**

Subdivide existing lot into two (2) separate lots

- No Comments

- **Muddy Creek Township**

- **CRP Properties Lot Consolidation #26013**

Consolidate 3 parcels to 1 parcel

- No Comments.

- **Oakland Township**

- **Chupka Plan #26008**

Subdivide one 10.37 acre lot from an existing lot into two (2) separate lots

- Owner name missing from Lot 27A

- **Slippery Rock Township**

- **Fiedor Lot Line Revision #26011**

Lot line revision

- No Comments

- **Winfield Township**

- **Compton Plan #26010**

Lot line revision – change configuration of the staff on a flag lot

- Metes and Bounds missing on one-line bordering F. Miller's lot

- **Winfield Township**

- **Walchesky Plan No. 10 #26009**

Lot line revision

- Owners' names and parcel numbers missing on neighboring lots