

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