

# **BUTLER COUNTY PLANNING** **COMMISSION**

*August 18, 2021*

## **REGULAR MEETING** **AGENDA**

### **I. ROLL CALL**

### **II. APPROVAL OF MINUTES**

*\*July 21, 2021*

### **III. PUBLIC COMMENT**

### **IV. SUBDIVISION REVIEW**

#### **Abstentions?**

*\*Release the Action Plans under Municipal SALDO*

*\*Review Action Plans under County SALDO*

*\*Release of the In-House reviewed plans*

### **V. OFFICER & COMMITTEE REPORTS**

*\*Chairman*

*\*Secretary*

### **VI. PLANNING DEPARTMENT REPORT**

*\*TIP Work Group Meetings*

*\*SALDO Update Work Sessions*

*\*Application Fees Received*

*\$2,070MTD/\$18,630 YTD*

### **VII. OLD BUSINESS**

### **VIII. NEW BUSINESS**

### **IX. ADJOURNMENT**

# **BCSALDO PLANS**

**(2)**

## **Butler City**

**McChesney/Singer, Lot Line Revision, #21183**

*BCPC approval is contingent upon Butler City's Variance approval for a below zoning minimum lot size.*

*BCPC did not have any other comments on this plan.*

**Staff Summary; Lot Line Revision between Neighbors**

## **Concord Township**

**Claypoole/Trophy Enterprises, Lot Line Revision, #21184**

*BCPC did not have any comments on this plan.*

**Staff Summary; Lot Line Revision between Neighbors**

# **MAJOR PLANS**

**(4)**

## **Adams Township**

**Pinewood Farms, 40 Lot PRD, #21187**

*BCPC did not have any comments on this plan.*

**Staff Summary; 40 Lot Cul-de-Sac Subdivision**

## **Center Township**

**Duffy Highlands (Phase2), 20 Lots, #21185**

*BCPC did not have any comments on this plan.*

**Staff Summary; Subdivision of 20 Lots as Phase 2 of 4 Planned Phases**

## **Connoquenessing Township**

**Custom Lawn Care Annex, Site Plan, #21190**

*BCPC did not have any comments on this plan.*

**Staff Summary; 18,000 SF Building, Underground SW Detention**

## **Cranberry Township**

**Brandt Drive PRD, 264 Units, #17106**

*BCPC did not have any comments on this plan.*

**Staff Summary; Reduction from 276 Units to 264 with Parking Reduction**

# MINOR PLANS

(16)

## Adams Township

### **Whitetail Meadows #8, Lot Line Revision, #21182**

*BCPC did not have any comments on this plan.*

**Staff Summary; Party Walls**

## Cranberry Township

### **Park Place #43, Lot Line Revision, #21175**

*BCPC did not have any comments on this plan.*

**Staff Summary; Party Walls**

## Donegal Township

### **Bachman, 1 Lot & Residual, #21179**

*BCPC did not receive proof of Sewage Facilities Planning for the residual lot as required by DEP and Act 537.*

*BCPC did not have any other comments on this plan.*

**Staff Summary; Subdivision of 4.8 Acre Lot with Existing Home**

## Forward Township

### **White Oak Farm #3, Lot Line Revision, #21170**

*BCPC did not have any comments on this plan.*

**Staff Summary; LLRs, Same Owner**

### **Zattiero, 1 Lot, Residual, #21177**

*BCPC notes that the Residual Lot may be too small for a Planning Waiver & Non-Building Declaration for the purpose of Recreational Use. Please consult with PA Department of Environmental Protection.*

*BCPC did not have any other comments on this plan.*

**Staff Summary; New 2 Acre Lot, Same Owners**

## Harmony Borough

### **Ebner, 3 Lots, #21171**

*BCPC notes that the plan does not list the recorded right of way instrument number on the plan.*

*BCPC recommends a clear and concise statement on the plan identifying who is permitted to use the existing right of way, who is responsible for maintenance of the right of way and the permitted uses of the right of way.*

*BCPC did not have any other comments on this plan.*

**Staff Summary; 3 Lot Subdivision with Existing RW Access**

## **Jackson Township**

**Newman-Bartos, Lot Line Revisions, #21178**

*BCPC did not have any comments on this plan.*

**Staff Summary; 4 Lot Consolidation, Same Owners**

## **Lancaster Township**

**Arden Wood #15, Lot Line Revision, #21174**

*BCPC did not have any comments on this plan.*

**Staff Summary; Party Walls**

**MM&L Family Limited Partnership, 2 Lots & Residual, #21186**

*BCPC notes that New Lot # 5 may be too small for a Planning Waiver & Non-Building Declaration. Please consult with PA Department of Environmental Protection.*

*BCPC did not receive information for on-lot sewage disposal of Residual Lot #1.*

*BCPC did not have any other comments on this plan.*

**Staff Summary; Subdivide Existing House and create a New Lot for Construction Storage**

## **Marion Township**

**Christy/Dailey, Lot Line Revision, #21188**

*BCPC did not have any comments on this plan.*

**Staff Summary; Lot Line Revision between Neighbors**

## **Middlesex Township**

**Sandy Hill Estates, 1 Lot & Residual, #21176**

*BCPC did not have any other comments on this plan.*

**Staff Summary; Subdivision of House & Parcel from Mobile Home Park.**

## **Oakland Township**

**Mager/Wesoloski, Lot Line Revision, #21189**

*BCPC did not have any comments on this plan.*

**Staff Summary; Lot Line Revision between Neighbors**

**Slippery Rock Township**

**Camp Bucoco, 1 Lot & Residual, #21180**

*BCPC did not have any comments on this plan.*

**Staff Summary; Sudivision of 13.43 Acre Parcel on East side of SR8  
from 74 Acre Residual**

**Barkey, Lot Line Revision, #21181**

*BCPC did not have any comments on this plan.*

**Staff Summary; Lot Consolidation, Same Owners**

**Winfield Township**

**Goldscheitter, 1 Lot, Residual & LLR #21172**

*BCPC did not have any comments on this plan.*

**Staff Summary; New 8.74 Acre Flag Lot, Same Owners**

**Klabnik, 1 Lot, Residual & LLR #21173**

*BCPC did not have any comments on this plan.*

**Staff Summary; New 5 Acre Lot, Same Owners**