

BUTLER COUNTY PLANNING **COMMISSION**

September 20, 2023

REGULAR MEETING **AGENDA**

I. ROLL CALL

II. APPROVAL OF MINUTES

**August 16, 2023*

III. PUBLIC COMMENT

IV. SUBDIVISION REVIEW

Abstentions?

**Release of the Action Plans under County SALDO*

**Release of the Major Action Plans under Municipal SALDO*

**Release of the Minor Action Plans under Municipal SALDO*

V. OFFICER & COMMITTEE REPORTS

**Chairman*

**Secretary*

VI. PLANNING DEPARTMENT REPORT

**2024 Meeting Schedule*

**SALDO Amendments and Decommissioning Formula*

**New Member Candidates*

**Application Fees Received*

\$2,560MTD/\$31,640YTD

VII. OLD BUSINESS

VIII. NEW BUSINESS

IX. ADJOURNMENT

BCSALDO PLANS

(2)

Allegheny Township

AC Valley Industrial Park #13, 1 Lot & 2 Residuals, #23080

BCPC did not have any comments and approves this plan.

(Original submittal not recorded within 90-day requirement BCSALDO 406.3)

Staff Summary; Resubmittal, Past 90-day Recording Window

Fairview Township

Phillips, 2 Lots, #23176

BCPC notes that a State Highway Occupancy Permit may be required pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428) known as the "State Highway Law." No plat which will require access to a highway under the jurisdiction of The Department of Transportation shall be finally approved unless the plat contains a notice that a highway occupancy permit is required. (PAMPC Article V, section 508.6)

In accordance with BCSALDO Section 404.3.3, BCPC conditionally approves this plan pending receipt of PA DEP Sewage Facilities Planning Approval (BCSALDO 613.2.1)

Staff Summary; Subdivision of One Parcel into Two Building Lots

MAJOR PLANS

(6)

Adams Township

Macri, 4 Lots, #23170

BCPC did not receive correspondence from the Water and Sewer Companies indicating this plan will be serviced.

BCPC did not have any other comments on this plan.

Staff Summary; Subdivision of 4 Lots

Butler Township

Butler County Area Agency on Aging, Site Plan, #23167

BCPC did not have any comments on this plan.

Staff Summary; Paving and Stormwater Site Improvements

Clay Township

Dassa Solar Array, Site Plan, #23120

BCPC did not have any comments on this plan.

Staff Summary; New Solar Array Field behind Dassa Elementary

Lancaster Township

Eckstein, 3 Lots & RW, #23169

BCPC did not have any comments on this plan.

Staff Summary; Subdivision of a Parcel into 3 parcels with New RW Access

Slippery Rock Township

Cozy Homes, 46 Homes & 4 Community Buildings, #23175

BCPC did not have any comments on this plan.

Staff Summary; New Senior Living Community

Summit Township

Weichey, 1 Lot, Residual & RW, #23154

BCPC did not have any comments on this plan.

Staff Summary; Subdivision of Two Dwellings with RW Access

MINOR PLANS

(20)

Adams Township

Whitetail Meadows #58, Lot Line Revision, #23151

BCPC did not have any comments on this plan.

Staff Summary; Party Walls

Horseshoe Manor Lots 18 & 19, Lot Line Revision, #23153

BCPC did not have any comments on this plan.

Staff Summary; LLR between Neighboring Lots

Butler Township

Brookes, Lot Line Revision, #23166

BCPC did not have any comments on this plan.

Staff Summary; 2 Lot Consolidation

Center Township

**BASA (Brewster Booster Station)/Ligas, Lot Line Revision,
#23156**

BCPC did not have any other comments on this plan.

Staff Summary; LLR between Neighbors

**BASA (Brewster Pump Station)/Mercer Road Holdings, 1 Lot &
Residual, #23157**

BCPC did not have any other comments on this plan.

Staff Summary; New Lot for Pump Station Improvements

BASA (Fisher Pump Station)/Layton, 1 Lot & Residual, #23158

BCPC did not have any other comments on this plan.

Staff Summary; New Lot for Pump Station Improvements

Clearfield Township

Kamerer/Toomey, 1 Lot & Residual, #23164

BCPC did not have any comments on this plan.

Staff Summary; Subdivide a New 2 Acre Lot

Kovach, 1 Lot & Residual, #23172

BCPC did not have any comments on this plan.

**Staff Summary; Subdivide Existing Home and 6.18 Acres, Same
Owners**

Clinton Township

Daugherty, Lot Line Revision, #23164

BCPC did not have any comments on this plan.

Staff Summary; 2 Lot Consolidation

Cranberry Township

Park Place #58, Lot Line Revisions, #23152

BCPC did not have any comments on this plan.

Staff Summary; Party Walls

Bowden, 1 Lot & Residual, #23163

BCPC did not have any comments on this plan.

**Staff Summary; Subdivide to Separate Two Existing Homes, Same
Owners**

Jackson Township

Creekside Manor #4, Lot Line Revisions, #23162

BCPC did not have any comments on this plan.

Staff Summary; Party Walls

Lancaster Township

Arden Wood #1, Lot Line Revisions, #23171

BCPC did not have any comments on this plan.

Staff Summary; Removal of Drainage Easement on 5 Lots (Twp Engineer Approved)

Middlesex Township

Cruikshank Farms #3, Lot Line Revisions, #23168

BCPC did not have any comments on this plan.

Staff Summary; 4 Lot Consolidation

Muddy Creek Township

Eppinger/BDK Realty, Lot Line Revisions, #23160

BCPC did not have any other comments on this plan.

Staff Summary; LLR between Neighbors

Slippery Rock Township

McDowell, 1 Lot & Residual, #23161

BCPC did not have any comments on this plan.

Staff Summary; LLR on Family Farm, Same Owners

Hutcheson-McGee/Johnson, Lot Line Revisions, #23173

BCPC did not have any comments on this plan.

Staff Summary; LLR between Neighbors

Shinsky/Shinsky-Pinilla, Lot Line Revision, #23174

BCPC did not have any comments on this plan.

Staff Summary; LLR between Neighbors

Summit Township

Lovich, 1 Lot & Residual, #23159

BCPC did not have any comments on this plan.

Staff Summary; Subdivide Lot with Existing Home, Same Owners

Zelienople Borough

Harmony PA Associates, Lot Line Revisions, #23155

BCPC did not have any comments on this plan.

Staff Summary; 3 Lot Consolidation