

BUTLER COUNTY PLANNING **COMMISSION**

October 19, 2022

REGULAR MEETING **AGENDA**

I. ROLL CALL

II. APPROVAL OF MINUTES

**September 21, 2022*

III. PUBLIC COMMENT

IV. SUBDIVISION REVIEW

**Release of the Action Plans under County SALDO*

**Release of the Action Plans under Municipal SALDO*

**Release of the In-House reviewed plans*

Abstentions?

V. OFFICER & COMMITTEE REPORTS

**Chairman*

**Secretary*

VI. PLANNING DEPARTMENT REPORT

**BCPC Meeting Schedule 2023*

**LRTP PennDOT & SPC*

**Review Fees & Incomplete Submissions*

** Electronic Fee Submission*

**Reapprovals after 90 Day Window for Recording*

**Plan Deadlines and Incomplete Submissions, Staff Desecration*

** December Meeting Location?*

**Application Fees Received*

\$2,160MTD/\$35,840YTD

VII. OLD BUSINESS

VIII. NEW BUSINESS

IX. ADJOURNMENT

BCSALDO PLANS

(4)

Allegheny Township

AC Valley Industrial Park, 5 Lots, #22221

BCPC did not have any comments and approves this plan.

Staff Summary; Subdivision of 3 New Lots & 2 Residual Lots

Butler City

CM Property Holdings, 2 Lots, #22220

BCPC in accordance with BCSALDO Section 404.3.3 and consultation with City of Butler, conditionally approves this plan provided that the following deficiencies are remedied:

- a. City of Butler Parking requirements are satisfied*
- b. The wrong street names on the plan are corrected*
- c. The declarations are corrected from Township to The City of Butler*
- d. The number of dwelling units for each structure are provided and approved by the City of Butler*
- e. The addresses are provided for each structure*
- f. All City Zoning requirements are satisfied*

Staff Summary; Dividing a Parcel with Two Homes into Separate Lots, Same Owners

Eau Claire Borough

Altmire, 2 Lots, Residual & RW, #22230

BCPC did not have any comments and approves this plan.

Staff Summary; 2 New Lots & RW, Same Owner

Washington Township

Morgus/Davis, Lot Line Revisions, #22219

BCPC did not have any comments and approves this plan.

Staff Summary; LLRs between Neighbors

MAJOR PLANS

(5)

Adams Township

MEC Industrial, 3 Lots, 2 Residuals and Lot Line Revisions

BCPC did not have any comments on this plan.

Staff Summary; Creating 3 New Building Lots

Buffalo Township

Pine Ridge, 32 Lot PRD, #22222

BCPC did not have any comments on this plan.

Staff Summary; New 32 Lot Cul-de-sac PRD

Oberg Industries, Site Plan, #22223

BCPC did not have any comments on this plan.

Staff Summary; New Building Addition over Existing Parking Lot

Prospect Borough

Wagner, Site Plan, #22215

BCPC reports that your municipality is in violation of the following PA State code:

Pennsylvania Municipalities Planning Code requires Municipalities to NOT act upon plan applications until the county review report is received or until 30 days from the date the application was forwarded to the county.

(PAMPC Article V, section 502(b))

Municipalities are not to give final approval & sign plans until the county review results letter is received.

BCPC did not have any other comments on this plan.

Staff Summary; Parking Lot for Storage Business

Slippery Rock Township

MDS Storage, Site Plan, #22218

BCPC did not have any comments on this plan.

Staff Summary; New Storage Unit Facility

MINOR PLANS

(12)

Adams Township

Whitetail Meadows #21, Lot Line Revisions, #22226

BCPC did not have any comments on this plan.

Staff Summary; Party Walls

Clearfield Township

Koegler/Bayer/Reeder, 3 Lots & Lot Line Revisions, #22224

BCPC did not have any comments on this plan.

Staff Summary; Subdivision of 3 Lots with Lot Line Revisions

Connoquenessing Township

Reigeisen, Lot Line Revision, #22212

BCPC did not have any comments on this plan.

Staff Summary; 3 Lot Consolidation, Same Owners

Benson, Lot Line Revision, #22213

BCPC notes that the plan received was not stamped and signed by a PA PE or PLS.

BCPC did not have any other comments on this plan.

Staff Summary; LLR between Neighbors

Clinton Township

Kerr, 3 Lots, #22225

BCPC did not have any comments on this plan.

Staff Summary; 3 Lot Subdivision, 1 with Home & 2 with Ag Non-building Waiver, Same Owners

Macurdy, 1 Lot & Residual, #22231

BCPC did not receive sewage facilities planning requirements for Lot #2 of this subdivision as required by PA Act 537.

BCPC did not have any other comments on this plan.

Staff Summary 2 Lot Subdivision, Same Owners

Dolmayer, Lot Line Revision, #22229

BCPC did not have any other comments on this plan.

Staff Summary; LLR between Lots, Same Owners

Jackson Township

Owens, 1 Lot & Residual, #22216

BCPC did not have any comments on this plan.

Staff Summary; 2 Lot Subdivision, Same Owner

Middlesex Township

Petruska, 1 Lot & Residual, #22214

BCPC recommends a defined Right of Way be designated and recorded for the access driveway that runs through the first parcel for access to the second parcel.

BCPC notes that the plan received was not stamped and signed by a PA PE or PLS.

BCPC did not have any other comments on this plan.

Staff Summary; Subdivision of one Lot with two houses into 2 Lots, Same Owners

Hickinbottom/Gebhart, Lot Line Revision, #22217

BCPC did not have any other comments on this plan.

Staff Summary; LLR between Neighbors

Oakland Township

Barnhart, Lot Line Revisions, #22232

BCPC did not have any comments on this plan.

Staff Summary; 4 Lot Consolidation, Same Owners

Summit Township

Neigh, 1 Lot & Residual, #22227

BCPC did not have any comments on this plan.

**Staff Summary; Subdivision of House to a 2 Acre Lot, Non-Build
Waiver on Residual**