

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

*October 20, 2021*

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

- I. **ROLL CALL**
  
- II. **APPROVAL OF MINUTES**  
*\*September 15, 2021*
  
- III. **PUBLIC COMMENT**  
*SALDO Update, Denny Puko, Planning Consultant*
  
- 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**  
*\*TIP Public Comment Meeting, Virtual 11/17/21, 6PM*  
*\*Application Fees Received*  
*\$3,010MTD/\$22,440YTD*
  
- VII. **OLD BUSINESS**
  
- VIII. **NEW BUSINESS**
  
- IX. **ADJOURNMENT**

# **BCSALDO PLANS**

**(1)**

## **Concord Township**

**Davis, 1 Lot & Residual, #21226**

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

**Staff Summary; 16.56 Acre Lot Subdivision wit 36.72 Acre Remnant, 10 Acre Exemption**

# **MAJOR PLANS**

**(7)**

## **Butler Township**

**South Butler Dunkin, Site Plan, #21205**

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

**Staff Summary; New Dunkin, SR8 South where Old Pizza Hut was**

## **Adams Township**

**Sheetz SR228 & 3 Degree Rd, Site Plan, #21207**

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

**Staff Summary; New Sheetz with Drive Thru**

## **Cranberry Township**

**Harry's Meat Market, Site Plan, #21229**

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

**Staff Summary; New Meat Market**

## **Jackson Township**

**Seneca Hills, 65 Units, #21210**

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

**Staff Summary; 65 Unit Townhome Development**

## **Jefferson Township**

**Wain, Site Plan, #21224**

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

**Staff Summary; Replacing a Trailer with a Storage Building for a Landscaping Business**

### **Penn Township**

**Freedom Farms, Site Plan, #21212**

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

**Staff Summary; New Gravel Parking Area with Underground Stormwater Detention**

### **Slippery Rock Township**

**JT Properties, 2 Lot & RW, #21214**

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

**Staff Summary; Subdivide into 2 Lots with RW, Same Owner**

## **MINOR PLANS**

**(21)**

### **Adams Township**

**Whitetail Meadows #9, Lot Line Revision, #21209**

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

**Staff Summary; Party Walls**

**Mensch, 2 Lots, #21218**

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

**Staff Summary; Separating Building & Garage to Approximately 1.5 Acre Lots each, Same Owner**

### **Butler Township**

**Aktison, Lot Line Revision, #21220**

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

**Staff Summary; Lot Consolidation**

**Green, Lot Line Revision, #21221**

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

**Staff Summary; Lot Consolidation**

### **Center Township**

**Clark, 1 Lot, Residual & LLRs, #21231**

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

**Staff Summary; Add to Residual Parcel & Create a 14.43 Acre Non-Building Lot**

## **Clearfield Township**

**Shuler, 1 Lot & Residual, #21215**

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

**Staff Summary; Subdivide a 1.34 Acre Lot with Home from a 66.45 Acre Parcel, Remnant to be Non-Build, Same Owner**

## **Clinton Township**

**Magnolia Farms, Lot Line Revision, #21212**

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

**Staff Summary; Lot Line Revision between Neighbors, Same Family**

**Fennell, 1 Lot & Residual, #21216**

*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))*

*BCPC did not receive sewage facilities planning requirements for the residual tract of this subdivision as required by PA Act 537.*

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

**Staff Summary; Subdivide a 2.795 Acre Lot with Home, creating a 23.135 Acre Remnant Parcel with a Barn, Same Owner**

## **Connoquenessing Township**

**Brenckle/Brenckle, Lot Line Revisions, #21233**

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

**Staff Summary; Lot Line Revisions Between Neighbors, Same Family**

## **Cranberry Township**

**Park Place #45, Lot Line Revisions, #21217**

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

**Staff Summary; Party Walls**

## **Forward Township**

**Wylie, 2 Lots, Residual & LLRs, #21230**

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

**Staff Summary; Lot Line Revisions, 2 New Lots & Residual all with Existing Homes**

## **Jefferson Township**

**Morrow, Lot Line Revisions, #21223**

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

**Staff Summary; Lot Line Revisions Between 3 Lots, 2 with Homes & 1 Non-Building Lot for Estate Settlement**

## **Lancaster Township**

**Arden Wood #17, Lot Line Revisions, #21206**

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

**Staff Summary; Party Walls**

**Arden Wood #18, Lot Line Revisions, #21227**

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

**Staff Summary; Party Walls**

**Arden Wood #19, Lot Line Revisions, #21228**

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

**Staff Summary; Party Walls**

## **Marion Township**

**Quigley, 2 Lots, #21222**

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

**Staff Summary; Subdivision of Parcel into a 13.06 and a 13.93 Acre Non-Building Lots, Same Owner**

## **Middlesex Township**

**Weismann/Burk, Lot Line Revision, #21232**

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

**Staff Summary; Lot Line Revisions Between Neighbors**

## **Penn Township**

**Wise, 1 Lot & Residual, #21213**

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

**Staff Summary; New 1.55 Acre Lot & 6.6 Acre Residual, Same Owners**

**Henry, Lot Line Revision, #21225**

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

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

**Slippery Rock Township**

**Neer, 1 Lot & Residual, #21219**

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

**Staff Summary; Subdivision of a 78.18 Acre Non-Building Parcel from a 121.4 Acre Parcel, Same Owner**

**Summit Township**

**Dupe, 1 Lot & Residual, #21208**

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

**Staff Summary; New 8.615 Acres Building Lot**