

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

*November 16, 2022*

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

### **I. ROLL CALL**

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

*\*October 19, 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**

*\*Plan Receipts & Completeness Reviews*

*>Deadlines, Iron Mountain Example*

*\*Conditionally Approved Plan Dating for Recording, MPC*

*\*New Fee Schedule for possible recommendation*

*\*Possible County SALDO Amendments*

*\*Electronic Payments*

*\*Pflugh Plan, December*

*\*Application Fees Received*

*\$1,950MTD/\$37,790YTD*

### **VII. OLD BUSINESS**

### **VIII. NEW BUSINESS**

### **IX. ADJOURNMENT**

# BCSALDO PLANS

(7)

## Allegheny Township

AC Valley Industrial Park, 5 Lots, #22221

The following was BCPC Board action at the BCPC 10/19/22 Meeting:

*BCPC Tabled this plan pending receipt of PA DEP direction to proceed.*

*BCPC 11/16/22 Meeting Review*

**Staff Summary; 3 Lots & 2 Residual Parcels, Sewage Treatment Plant to be replaced**

## Butler City

Nine-O-Nine/Bowser, 1 Lot, Residual & Lot Line Revisions, #22234

*BCPC did not receive the Minor Final Plan Checklist as required. BCSALDO Article V, Section 501*

*BCPC Tabled this plan pending Zoning Variance approvals by the City of Butler.*

**Staff Summary; Subdivide a New Lot and Revise Lot Lines**

## Cherry Township

Stockham/DeFranc, Lot Line Revisions, #22249

*BCPC did not have any comments and approves this plan.*

**Staff Summary; LLR between Neighbors, Same Family**

Iron Mountain Solar Project-South Array, Site Plan, #22251

### **MODIFICATION REQUEST**

*BCPC Conditionally Approves this plan pending the following:*

*A sediment and erosion control plan approved by the Butler County Conservation District. BCSALDO Final Plan Checklist*

*A Decommissioning of Principal Solar Energy Systems Facilities Plan. BCSALDO Section 620.14*

**Staff Summary; New Solar Power Collection Project**

Iron Mountain Solar Project-North Array, Site Plan, #22252

### **MODIFICATION REQUEST**

*BCPC Conditionally Approves this plan pending the following:*

*A sediment and erosion control plan approved by the Butler County Conservation District. BCSALDO Final Plan Checklist*

*A Decommissioning of Principal Solar Energy Systems Facilities Plan. BCSALDO Section 620.14*

**Staff Summary; New Solar Power Collection Project**

## **Fairview & Donegal Townships**

### **Rodgers/Stitt/Calendar, Lot Line Revisions, #22250**

*BCPC Conditionally Approves this plan pending the following:*

*Shared maintenance responsibilities of each property owner shall be clearly defined, and pro-rated costs identified; BCSALDO Section 606.7.3*

*Reference to the recorded maintenance agreement shall be noted on the plan and included in the property deed BCSALDO Section 606.7.4*

*A copy of the maintenance agreement shall be submitted with the initial subdivision or land development plan where a private lane is proposed. BCSALDO Section 606.7.5*

*BCPC requests that the Revised Labels be removed from Lot 1 as this lot was not revised by this proposed plan.*

*BCPC requires the names and addresses of the owners. Tract "A" Owner is not be labeled on the plan. BCSALDO Article V, Section 501 (Checklist)*

*BCPC did not receive the Minor Final Plan Checklist as required. BCSALDO Article V, Section 501*

**Staff Summary; LLR between Neighbors**

## **Venango Township**

### **Ulrich/Ulrich, Lot Line Revisions, #22248**

*BCPC did not have any comments and approves this plan.*

**Staff Summary; LLR between Neighbors, Same Family**

# **MAJOR PLANS**

**(4)**

## **Butler Township**

### **Butler Medical Center Addition, Site Plan, #22240**

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

**Staff Summary; 2,100sf New Addition for a Linear Accelerator to treat Cancer**

## **Jefferson Township**

### **Knoch High Schools Renovations, Site Plan, #22241**

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

**Staff Summary; Major Renovation of Campus**

## **Penn Township**

**Kelly Mitsubishi, Site Plan, #22242**

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

**Staff Summary; Expansion of Existing Building and Parking Area**

**Helltown Brewing, Site Plan, #22243**

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

**Staff Summary; Parking Area Accommodations**

# **MINOR PLANS**

**(11)**

## **Buffalo Township**

**Young, Lot Line Revision, #22239**

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

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

## **Clearfield Township**

**Kramer, Lot Line Revisions, #22245**

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

**Staff Summary; LLR Same Owners**

## **Connoquenessing Borough**

**Smith, Lot Line Revision, #22237**

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

**Staff Summary; LLR Same Owners**

## **Jackson Township**

**Scaramuzzo, Lot Line Revision, #22236**

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

**Staff Summary; LLR Between Neighbors**

## **Jefferson Township**

**Tebay/Voller (Revised), Lot Line Revision, #22206**

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

**Staff Summary; LLR Between Neighbors**

**Faust, Lot Line Revision, #22243**

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

**Staff Summary; LLR Same Owners**

**Lancaster Township**

**Arden Wood #30, Lot Line Revision, #22235**

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

**Staff Summary; Party Walls**

**Muddy Creek Township**

**Fletcher/Brandon/McCaffery, Lot Line Revisions, #22233**

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

**Staff Summary; LLR Between Neighbors**

**Kestner/Meyers, Lot Line Revisions, #22247**

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

**Staff Summary; LLR Between Neighbors**

**Prospect Borough**

**Leach, Lot Line Revision, #22238**

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

**Staff Summary; Subdivision of Two Houses onto their own Lots, Same Owners**

**Slippery Rock Borough**

**SR Borough Gateway Park, Lot Line Revision, #22246**

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

**Staff Summary; LLR to Separate Gazebo from Lot 1, Borough Owned**