

BUTLER COUNTY PLANNING **COMMISSION**

November 17, 2021

REGULAR MEETING **AGENDA**

I. ROLL CALL

II. APPROVAL OF MINUTES

**October 20, 2021*

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

**TIP Public Comment Meeting, Virtual 11/17/21, 6PM*

**SALDO Update*

** 2022 Meeting Dates*

**12/15/21 Meeting*

**Application Fees Received*

\$4,940MTD/\$27,380YTD

VII. OLD BUSINESS

VIII. NEW BUSINESS

IX. ADJOURNMENT

BCSALDO PLANS

(7)

Bruin Borough & Parker Township

Bear Creek Ranch, 4 Lots, #21265

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

Staff Summary; Subdivision of 90 Acres Parcel into 3 Lots for Estate Distribution, 1 Lot with Dwelling & 2 Non-Building Parcels

Concord Township

Young, Lot Line Revision, #21252

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

Staff Summary; LLR between Neighbors, Same Family

Chicora Borough

Chicora Elementary, Site Plan, #21263

The plan proposes 131 parking spaces for the 93,698 GFA Elementary School. The BCSALDO requires 375 parking spaces for this institution.

A Modification Request for relief from the above requirement, BCSALDO Section 704.5, One Space per 250sf of GFA, is requested.

Tom Kamerer made a motion to approve this request, Barbara Sutton seconded the motion and the board voted unanimously to approve this request.

BCPC did not have any other comments on and approves this plan.

Staff Summary; Expansion of School, Parking, and Road Reconfiguration, Consolidating Two Schools into One School

Forward Township & Evans City Borough

Maplewood Village, 50 Lot PRD, #21234

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

Staff Summary; 50 Single Family Lots

Fairview Township

Macurak, 3 Lots & 2 Residuals, #21237

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

Staff Summary; 2 New Lots with Dwellings, 1 New Lot Non-Building & 2 Revised Residual Parcels, Same Owners

Washington Township

RPK&G, 1 Lot & Lot Line Revision, #21238

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

Staff Summary; 3 New Lots with 2 Revised Residual Parcels, Same Owners

Venango Township

Hindman LLC, 5 Lots & Residual, #21254

Tracts "B", "C" and "F" are listed on the plan as "Not Surveyed" as required by the BCSALDO Section 503.5 "Tract boundaries with bearings, distances, dimensions and area in acres."

A Modification Request for relief from the above requirements is requested, BCSALDO Section 503.5

Cheryl Hughes made a motion to approve this request *conditioned upon Tract "F" be field surveyed*, Barbara Sutton seconded the motion and the board voted unanimously to approve this request.

The plan scale was drawn at 1 inch = 200 feet instead of 1 inch = 100 feet as required by the BCSALDO Section 503.1

A Modification Request for relief from the above requirement is requested, BCSALDO Section 503.1

Barbara Sutton made a motion to approve this request, Tom Kameron seconded the motion and the board voted unanimously to approve this request.

BCPC did not have any other comments on and approves this plan.

Staff Summary; Subdivision of 5 Lots and a Residual House Lot for Estate Distribution

MAJOR PLANS

(3)

Center Township

Clearview Mall, 5 Lots, #21236

BCPC did not have any comments on this plan.

Staff Summary; Subdivision of Mall into 5 Separate Parcels with Parking for Individual Sale, Common Areas to be retained by Current Owner

Jackson Township

Londonderry Ridge, 180 Unit PRD, #21264

BCPC did not have any comments on this plan.

Staff Summary; 100 Single Family Lots and 80 Townhomes

Winfield Township

Bricker, 4 Lots & Lot Line Revisions, #21248

BCPC did not have any comments on this plan.

Staff Summary; Create 4 Lots and LLRs Between Neighbors

MINOR PLANS

(23)

Adams Township

Whitetail Meadows #10, Lot Line Revisions, #21239

BCPC did not have any comments on this plan.

Staff Summary; Party Walls

Whitetail Meadows #11, Lot Line Revision, #21253

BCPC did not have any comments on this plan.

Staff Summary; Party Walls

KacliK-Stoups Road, Lot Line Revisions, #21257

BCPC did not have any comments on this plan.

Staff Summary; 5 Lot Consolidation, Same Owners

Indian Run Lots 104 & 105, Lot Line Revision, #21260

BCPC did not have any comments on this plan.

Staff Summary; LLR between Neighbors

Holland, Lot Line Revision, #21255

BCPC did not have any comments on this plan.

Staff Summary; 2 Lot Consolidation, Same Owners

Butler Township

McKissick, Lot Line Revision, #21256

BCPC did not have any comments on this plan.

Staff Summary; 2 Lot Consolidation, Same Owners

Clay Township

Elder, 1 Lot & Residual, #21261

BCPC did not have any comments on this plan.

Staff Summary; Subdivision of 1 Lot into 2 Lots, Same Owner

Clearfield Township

Shuller, Lot Line Revision, #21249

BCPC did not have any comments on this plan.

Staff Summary; LLR between Neighbors, Same Family

Clinton Township

Connolly, Lot Line Revisions, #21240

BCPC did not have any comments on this plan.

Staff Summary; Revising 3 Lots into 2, Same Owners

Sunrise Farm, 1 & Residual, #21241

BCPC did not have any comments on this plan.

Staff Summary; Creating a New 5 Acre Lot

Koren, Lot Line Revision, #21242

BCPC did not have any comments on this plan.

Staff Summary; Consolidate 2 Parcels into 1, Same Owners

Duncan/Snyder, Lot Line Revisions, #21243

BCPC did not have any comments on this plan.

Staff Summary; Lot Line Revisions between Neighbors

Cranberry Township

Park Place #46, Lot Line Revisions, #21244

BCPC did not have any comments on this plan.

Staff Summary; Party Walls

Forward Township

Burr/Jabaut, Lot Line Revision, #21235

BCPC did not have any comments on this plan.

Staff Summary; LLR Between Neighbors

Grady/Kerr/Rutledge, Lot Line Revisions, #21245

BCPC did not have any comments on this plan.

Staff Summary; LLRs Between Neighbors

Lancaster Township

Arden Wood #20, Lot Line Revisions, #21258

BCPC did not have any comments on this plan.

Staff Summary; Party Walls

Arden Wood #21, Lot Line Revisions, #21259

BCPC did not have any comments on this plan.

Staff Summary; Party Walls

Middlesex Township

Evans, 1 Lot, Residual & LLR, #21251

BCPC did not have any comments on this plan.

Staff Summary; 2 Lot Subdivision & a LLR, Same Owners

Penn Township

Mathews/Beck, 2 Lots & Lot Line Revision, #21246

BCPC did not have any comments on this plan.

Staff Summary; 2 New Lots & Adding 5 Acres to an Existing Lot

Gala, 2 Lots, #21247

BCPC did not have any comments on this plan.

Staff Summary; Separating House from Business, Same Owners

Slippery Rock Township

Sherman, Lot Line Revision, #21262

BCPC did not have any comments on this plan.

Staff Summary; 2 Lot Consolidation, Same Owner

Winfield Township

Murray/Hostetler, Lot Line Revision, #21250

BCPC did not have any comments on this plan.

Staff Summary; LLR between Neighbors to Clear Encroachment

Goldscheitter (Revised), 1 Lot, Residual & LLR, #21172

BCPC did not have any comments on this plan.

**Staff Summary; Revised to Correct Original Distance & Bearing
Mislabeling**