

# *Butler County Board of Commissioners*

## **Planning Department**

124 W. Diamond Street, PO Box 1208, Butler, PA 16003-1208  
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### ***Commissioners***

Leslie A. Osche, **Chairman**  
Kimberly D. Geyer, **Vice Chairman**  
Kevin E. Boozel, **Secretary**



### ***Planning Department***

Mark Gordon

## **MINUTES**

### **BUTLER COUNTY PLANNING COMMISSION COUNTY GOVERNMENT BUILDING 5<sup>TH</sup> FLOOR**

*February 15, 2023*

#### **I. ROLL CALL**

*Chairman Hines called the meeting to order at 4:30 p.m. with the following members and staff in attendance:*

#### **Commission:**

Jesse Hines, Chairman  
Ron Henshaw, Secretary  
Barbara Sutton  
Larry Kurpakus  
Charles McCall  
Cheryl Hughes  
Brent Thomas  
Mary Hess  
Tom Kamerer

#### **Staff:**

Joel MacKay  
Mark Gordon

#### **I. APPROVAL OF MINUTES**

*January 18, 2023*

*Tom Kamerer made a motion to approve the minutes. Barbara Sutton seconded the motion. **The motion passed.***

## **II. PUBLIC COMMENT**

*Steve Ferris from the Butler Eagle was in attendance for the meeting.*

## **III. SUBDIVISION REVIEW**

*Joel reviewed all the plans for presentation to the Commission prior to the meeting. Plans were emailed to all members and Mark prior to the meeting for review.*

*Barbara Sutton made a motion to approve the Action Plan Comments under the County SALDO as amended with comments Cheryl Hughes seconded the motion. **The motion passed.***

*Charles McCall made a motion to approve the Major Plans under Municipal SALDO as amended with comments. Barbara Sutton seconded the motion. **The motion passed.***

*Larry Kurpakus made a motion to approve the Minor Plans under Municipal SALDO as amended with comments. Mary Hess seconded the motion. **The motion passed.***

***BCPC members, who have a conflict of interest in a plan, abstain from voting on that plan as noted next to the plan.***

## **IV. OFFICER and COMMITTEE REPORTS**

### **\* Chairman**

*Nothing to Report*

### **\*Secretary**

*Nothing to Report*

## **V. PLANNING DEPARTMENT REPORT**

*Joel informed the board that the proposed Mt. Chestnut Get-Go developer has agreed to **not** allow left hand turns onto US422 from the proposed site. They also have agreed to grant Franklin Township an addition twelve (12) feet of right of way width along Eagle Mill Road for future intersection improvements.*

*Application fees received this month totaled \$5,780 and year to date total of \$13,280.*

**VI. OLD BUSINESS**

*None*

**VII. NEW BUSINESS**

*None*

**VIII. ADJOURNMENT**

*Tom Kamerer made a motion to adjourn. The motion was seconded by Mary Hess. The motion passed, and the meeting adjourned at 5:00PM.*

**BCSALDO PLANS**

**(1)**

**Concord Township**

**Markle, 1 Lot & Residual, #21078**

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

**Staff Summary; Resubmission not Recorded, One Lot Subdivision, Same Family**

**MAJOR PLANS**

**(7)**

**Connoquenessing Township**

**South Monroe Holdings, Lot Line Revision & RW, #23028**

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

**Staff Summary; LLR and New RW, Same Owners**

**Schultz, 1 Lot, Residual, Lot Line Revisions & RW, #23029**

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

**Staff Summary; LLRs, a New Lot and New RW, Same Owners**

**Cranberry Township**

**Chick-Fil-A, Site Plan, #23022**

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

**Staff Summary; Drive-Thru Improvements**

**Jefferson Township**

**Austin's Place, Site Plan, #23037**

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

**Staff Summary; New Building, Parking & Driveway**

**Middlesex Township**

**Tisdale, Bonifate & Pracht, Lot Line Revisions & RW,**

**#23021**

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

**Staff Summary; LLRS & Access Easement result of Litigation  
2014-10097**

**Muddy Creek Township**

**Thoroughbred Expansion, Site Plan, #23023**

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

**Staff Summary; Two 20,000 SF Buildings**

**Zelienople Borough**

**Glade Run, 411 Unit Village Residential Development,**

**#23030**

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

**Staff Summary; VRD on 252 Acres**

**MINOR PLANS**

**(14)**

**Adams Township**

**Whitetail Meadows #23, Lot Line Revisions, #23036**

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

**Staff Summary; Party Walls**

**Mazuch, 1 Lot & Residual, #23039**

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

**Staff Summary; Subdivision for a New Lot, Same Owners**

**Buffalo Township**

**Burd/Natural Sand Co., Lot Line Revision, #23027**

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

**Staff Summary; LLR between Neighbors**

**Butler Township**

**Sarvey/Sarvey, Lot Line Revisions, #23026**

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

**Staff Summary; LLR between Neighbors**

**Cranberry Township**

**Park Place #54, Lot Line Revision, #23032**

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

**Staff Summary; Party Walls**

**Forward & Adams Townships**

**Watson (Revised), 1 Lot & Residual, #22262**

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

**Staff Summary; Added Sewer Profile & Deleted the RW**

**Jackson Township**

**Cooley/Berner, Lot Line Revision, #23033**

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

**Staff Summary; LLR between Neighbors**

**Lancaster Township**

**Arden Wood #31, Lot Line Revisions, #23031**

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

**Staff Summary; Party Walls**

**Marion Township**

**Barry/Allegheny Mineral, Lot Line Revisions, #23025**

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

**Staff Summary; LLR between Neighbors**

**Middlesex Township**

**Middlesex Twp, Lot Line Revision, #23011**

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

**Staff Summary; Lot Consolidation of Twp Properties**

**Fritz, Lot Line Revision, #23034**

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

**Staff Summary; LLR between Neighboring Parcels, Same Owners**

**Merten, 2 Lots & Residual, #23035**

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

**Staff Summary; Subdivision of 3 Lots all with Existing Dwellings,  
Same Owners**

**Worth Township**

**Maines/Wilkerson, Lot Line Revision, #23024**

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

**Staff Summary; LLR between Neighbors**

**Thoma, 1 Lot & Residual, #23038**

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

**Staff Summary; Subdivision for a New Lot, Same Owners**

Respectfully submitted by

*Joel R. MacKay, for*

*Ron Henshaw, Secretary*