

Butler County Board of Commissioners Planning Department

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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 5TH FLOOR

February 16, 2022

I. ROLL CALL

Jesse 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
Larry Kurpakus
Tom Kameron
Barbara Sutton
Cheryl Hughes
Brent Thomas
Charles McCall

Staff:

Mark Gordon
Joel MacKay

I. APPROVAL OF MINUTES

January 19, 2022

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

II. PUBLIC COMMENT

None

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.

*Charles McCall made a motion to approve the Action Plan Comments under the County SALDO as amended with comments. Larry Kurpakus seconded the motion. **The motion passed.***

*Brent Thomas made a motion to approve the Major Plans under Municipal SALDO as amended with comments. Cheryl Hughes seconded the motion. **The motion passed.***

*Brent Thomas made a motion to approve the Minor Plans under Municipal SALDO as amended with comments. Cheryl Hughes 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 reported that the Public Hearing for public comment on the updated draft Subdivision and Land Development Ordinance (SALDO) will be at 9AM prior to the Board of Commissioners Public Meeting on March 2, 2022. The Draft SALDO will then be proposed for adoption by the County Commissioners at the Public Meeting on 3/2/22.

Application fees received this month totaled \$3,300 and year to date total of \$14,980.

VI. OLD BUSINESS

None

VII. NEW BUSINESS

None

VIII. ADJOURNMENT

*Tom Kamerer made a motion to adjourn. The motion was seconded by Charles McCall. **The motion passed**, and the meeting adjourned at 5:10PM.*

BCSALDO PLANS

(1)

Beachem, 1 Lot & Residual, #22032

A Modification Request was made requesting relief from BCSALDO Section 804.17.1, Maximum of 4 Lots on a Private Street.

Cheryl Hughes made a motion to approve this request based upon the following Reasons for the Request as applied:

“We are requesting the modification due to the fact the existing single-family homes were developed prior to the adoption of the Butler County Subdivision and Land Development Ordinance. This section of the ordinance creates a hardship for the Beachem family and their inability to get a separate home loan to make Improvements to the existing homes.”

Brent Thomas seconded the motion, and the motion passed.

A Modification Request was made requesting relief from BCSALDO Section 804.17.7, to reduce the proposed right-of-way width from 50 feet to 25 feet.

Larry Kurpakus made a motion that this modification request is not necessary because the proposed right of way is completely private. Cheryl Hughes seconded the motion, and the motion passed.

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

Staff Summary; Subdivision of a 4 Acre Lot from a 14.06 Acre Lot, Father & Son

MAJOR PLANS

(6)

Adams Township

Amherst (Phase 7R), 32 Lots, #22030

BCPC did not have any comments on this plan.

Staff Summary; Adding 32 New Lots to Existing Plan

Butler Township

Modwash, Site Plan & Lot Line Revisions, #22043

BCPC did not have any comments on this plan.

Staff Summary; Lot Consolidation for New Car Wash

Cranberry Township

Creative World School, Site Plan, #22040

BCPC did not have any comments on this plan.

Staff Summary; New Private School

Donegal Township

Weber, 1 Lot, Residual & RW, #22042

BCPC did not have any comments on this plan.

Staff Summary; Subdivide 3.053 Acres with Existing Home from Residual with Existing Home

Cheryl Hughes abstained from voting on this plan.

Franklin Township

1078 Prospect Holdings, Site Plan, #22041

BCPC did not have any comments on this plan.

Staff Summary; 1363 SF Building Addition

Brent Thomas abstained from voting on this plan.

Jefferson Township

Liberty Pointe, 29 Quad Units & Community Center,
#22044

BCPC did not have any comments on this plan.

Staff Summary; New Housing Development

MINOR PLANS

(15)

Adams Township

Whitetail Meadows #14, Lot Line Revisions, #22037

BCPC did not have any comments on this plan.

Staff Summary; Party Walls

Brady Township

Versaw/Nypaver, 1 Lot & Residual, #22033

BCPC did not have any comments on this plan.

**Staff Summary; Subdivide 9.589 Acre Lot with 149.851 Residual,
Both Non-Building**

Cheryl Hughes abstained from voting on this plan.

Butler Township

Romett, Lot Line Revisions, #22034

BCPC did not have any comments on this plan.

Staff Summary; Lot Line Revisions, Same Owner

Buffalo Township

Zone 1 Realty, Lot Line Revisions, #22039

BCPC did not have any comments on this plan.

Staff Summary; Consolidation of 5 Lots into 1, Same Owner

Clearfield Township

Nolan/Weber, Lot Line Revision, #22026

BCPC did not have any comments on this plan.

Staff Summary; Lot Line Revision Between Neighbors

Connoquenessing Township

Lezzer Martin, Lot Line Revision, #22035

BCPC did not have any comments on this plan.

Staff Summary; Lot Consolidation, Same Owner

Cranberry Township

Park Place #47, Lot Line Revisions, #22024

BCPC did not have any comments on this plan.

Staff Summary; Party Walls

Lancaster Township

Arden Wood #24, Lot Line Revisions, #22024

BCPC did not have any comments on this plan.

Staff Summary; Party Walls

Ball/Rocha/CL Holdings, Lot Line Revisions, #22038

BCPC did not have any comments on this plan.

Staff Summary; LLRs Between Neighboring Lots

Arden Wood #25, Lot Line Revisions, #22036

BCPC did not have any comments on this plan.

Staff Summary; Party Walls

Jackson Township

Kreuer/Speckerman, Lot Line Revisions, #22031

BCPC did not have any comments on this plan.

Staff Summary; LLR Between Neighbors

Marion Township

Bailey, 1 Lot & Residual, #22029

BCPC notes that the PA DEP “10 Acre Permit Exemption” being applied for has very strict requirements. Please ensure the applicant qualifies for this sewage planning exemption and the plan’s technical isolation distances are met. Please consult with PA DEP if necessary.

BCPC did not have any other comments on this plan.

Staff Summary; New 10 Acre Lot with 10 Acre Exemption

Application and Non-Building Residual

Middlesex Township

Willow Springs, Lot Line Revisions, #22023

BCPC did not have any comments on this plan.

Staff Summary; Lot Consolidations

Penn Township

Gill/Tucek, Lot Line Revisions, #22028

BCPC did not have any comments on this plan.

Staff Summary; Lot Line Revisions Between Neighbors

Worth Township

Wilkerson, 1 Lot, Residual & LLR, #22027

BCPC did not have any comments on this plan.

**Staff Summary; Subdivide 14.64 Acres and a Lot Line Revision,
Same Owner**

Respectfully submitted by

Joel R. MacKay, for

Ron Henshaw, Secretary