

# *Butler County Board of Commissioners*

## **Planning Department**

124 W. Diamond Street, PO Box 1208, Butler, PA 16003-1208  
Phone 724.284.5300 Fax 724.284.5315 TDD 724.284.5473

### ***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**

*March 15, 2023*

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

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

#### **Commission:**

Ron Henshaw, Secretary  
Barbara Sutton  
Larry Kurpakus  
Cheryl Hughes  
Tom Kamerer

#### **Staff:**

Mark Gordon

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

*February 15, 2023*

*Tom Kamerer made a motion to approve the minutes. Cheryl Hughes 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 Tom Kamerer seconded the motion. **The motion passed.***

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

*Larry Kurpakus made a motion to approve the Minor Plans under Municipal SALDO as amended with comments. Tom Kamerer 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**

*Not Present*

**\*Secretary**

*Nothing to Report*

### **V. PLANNING DEPARTMENT REPORT**

*The State Transportation Commission and the PA Department of Transportation have announced the 2023 Public Comment period for the update of the 12-Year Transportation Program. The Public Comment Period is open until April 30, 2023. Comments can be provide at [TalkPATransportation.com](http://TalkPATransportation.com).*

*Application fees received this month totaled \$1,300 and year to date total of \$14,580.*

### **VI. OLD BUSINESS**

*None*

### **VII. NEW BUSINESS**

*None*

## VIII. ADJOURNMENT

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

## **BCSALDO PLANS**

**(4)**

### **Concord Township**

#### **Pflugh, Lot Line Revision & RW, #23046**

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

**Staff Summary; LLR to add 0.60 Acres to a 0.40 Acre Lot, Same Owners**

#### **Pflugh's Flower Shop, Site Plan, #23047**

*In accordance with BCSALDO Section 404.3.3, BCPC conditionally approves this plan pending receipt of PA DEP Sewage Facilities Planning Approval (BCSALDO 613.2.1)*

**Staff Summary; New Small Flower Shop Business**

#### **Becker, 1 Lot & Residual, #23051**

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

**Staff Summary; Subdividing for Family Estate**

### **Evans City Borough**

#### **Aeras Worldwide, 1 Lot & Residual, #23045**

*BCPC tabled this plan pending receipt of Evans City Borough Zoning Approval.*

**Staff Summary; Subdividing House from Building in Zoning District C**

# MAJOR PLANS

(2)

## Cranberry Township

**True Storage, Site Plan, #23049**

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

**Staff Summary; New Storage Facility**

**Meeder Phases 8 & 9 (Revised), 91 Units, #23055**

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

**Staff Summary; Revised Phases of Large Housing Development**

# MINOR PLANS

(10)

## Clay Township

**Beggs/Beggs, LLR's & 2 Lots, #23050**

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

**Staff Summary; Two New Non-Building Lots & adding 0.99 Acres to an Existing Lot, Same Family**

Cheryl Hughes abstained from voting on this plan.

## Cranberry Township

**Park Place #55, Lot Line Revisions, #23042**

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

**Staff Summary; Party Walls**

## Forward Township

**Barkley/Bossler, Lot Line Revision, #23048**

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

**Staff Summary; LLRs between Neighbors**

Cheryl Hughes abstained from voting on this plan.

## Jackson Township

**Creekside Manor #1, Lot Line Revisions, #23041**

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

**Staff Summary; Party Walls**

**Smith/Smith, Lot Line Revisions, #23044**

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

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

**Jackson Plaza, 2 Lots & Lot Line Revisions, #23054**

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

**Staff Summary; Consolidation of 5 Lots into 2 Lots**

**Lancaster Township**

**Arden Wood #32, Lot Line Revision, #23053**

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

**Staff Summary; Party Walls**

**Middlesex Township**

**Colonello, 2 Lots & Residual, #23052**

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

**Staff Summary; Subdivision of 26 Acre Parcel into 3 Lots, Same Owner**

**Prospect Borough**

**Taylor/Prospect Borough, 1 Lot & Residual, #23040**

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

**Staff Summary; Subdivision for Sewage Pump Station**

**Winfield Township**

**Ambrose/Noullet, 1 Lot, Residual & LLRs, #23043**

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

**Staff Summary; Reconfigure of 3 Lots & Creating 4 Lots, 3 with Homes, 1 Non-Building**

Respectfully submitted by

*Joel R. MacKay, for*

*Ron Henshaw, Secretary*