

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

March 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
Mary Hess

Staff:

Joel MacKay

I. APPROVAL OF MINUTES

February 16, 2022

*Cheryl Hughes made a motion to approve the minutes. Barbara Sutton 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.

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

*Tom Kamerer made a motion to approve the Minor Plans under Municipal SALDO as amended with comments. Larry Kurpakus 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 comment on the updated draft Subdivision and Land Development Ordinance (SALDO) was held at 9AM prior to the Board of Commissioners Public Meeting on March 2, 2022. There were no public comments on the proposed SALDO. The proposed New SALDO was unanimously adopted by the County Commissioners at the Public Meeting on 3/2/22.

Application fees received this month totaled \$2,670 and year to date total of \$17,650.

VI. OLD BUSINESS

None

VII. NEW BUSINESS

None

VIII. ADJOURNMENT

Charles McCall made a motion to adjourn. The motion was seconded by Tom Kameron. The motion passed, and the meeting adjourned at 4:50PM.

BCSALDO PLANS

(0)

MAJOR PLANS

(8)

Adams Township

Sienna Village 2, 8 Units, #22053

BCPC did not have any comments on this plan.

Staff Summary; 4 Duplexes

Laurel Communities, 4 Lots, #22056

BCPC did not have any comments on this plan.

Staff Summary; Subdivision of 4 Lots for Future Housing Development

Butler Township

Taco Bell, Site Plan, #22063

BCPC did not have any comments on this plan.

Staff Summary; New Fast Food Restaurant

McDonalds, Site Plan, #22064

BCPC did not have any comments on this plan.

Staff Summary; Rebuild of Existing Fast Food Restaurant

Cranberry Township

Jerry's Car Wash, Site Plan, #22062

BCPC did not have any comments on this plan.

Staff Summary; Addition of 9 Vacuum Spaces & 2 Pay Stations

Forward Township

Barbish Landscaping, Site Plan, #22051

BCPC did not have any comments on this plan.

Staff Summary; Replacement of Building that was Destroyed by a Tornado

Middlesex Township

Sienna Village 2 (Lots), 22 Lots, #22054

BCPC did not have any comments on this plan.

Staff Summary; Sudivision of 22 Lots for Future Retail, Office and 82 Townhomes

Summit Township

Vogue Tower, Site Plan, #22065

BCPC did not have any comments on this plan.

Staff Summary; New Cell Tower

MINOR PLANS

(13)

Adams Township

Amherst #1, Lot Line Revisions, #22046

BCPC did not have any comments on this plan.

Staff Summary; Increasing the Size of Townhome Lots

Whitetail Meadows #15, Lot Line Revisions, #22058

BCPC did not have any comments on this plan.

Staff Summary; Party Walls

Brady Township

Plummer, 1 Lot & Residual, #22061

BCPC did not receive information for on-lot sewage disposal for the Residual Lot. Brady Township is not to approve this plan until documentation of an approved Sewage Facilities Plan, or a Non-Build Waiver is provided.

BCPC did not have any other comments on this plan.

Staff Summary; Subdivision of a 2.012 Acre Lot with a Home from a 43.371 Acre Residual Lot, Same Owners

Butler Township

Wiest, Lot Line Revision, #22052

BCPC did not have any comments on this plan.

Staff Summary; 2 Lot Consolidation

Cheryl Hughes abstained from voting on this plan.

Buffalo Township

Roenigk, 2 Lots & Residual, #22045

BCPC did not have any comments on this plan.

Staff Summary; 2 Non-Building Lots & Residual with a Home

Cranberry Township

Park Place #48, Lot Line Revisions, #22059

BCPC did not have any comments on this plan.

Staff Summary; Party Walls

Park Place #49, Lot Line Revisions, #22060

BCPC did not have any comments on this plan.

Staff Summary; Party Walls

Donegal Township

Cress/Garing, Lot Line Revisions, #22057

BCPC did not have any comments on this plan.

Staff Summary; Lot Line Revision between Neighbors

Lancaster Township

Arden Wood #26, Lot Line Revisions, #22050

BCPC did not have any comments on this plan.

Staff Summary; Party Walls

Muddy Creek Township

Meyers, 1 Lot & Residual, #22049

BCPC did not have any comments on this plan.

**Staff Summary; One Lot Subdivision with Single Residence
Sewage Treatment Plant and Home on Residual, Same Owner**

Slippery Rock Township

Campbell, 1 Lot & Residual, #22048

BCPC did not have any comments on this plan.

**Staff Summary; Create a 14.479 Acre Non-Building Lot for
Agriculture, Same Owners**

Cheryl Hughes abstained from voting on this plan.

Garella, Lot Line Revision, #22055

BCPC did not have any comments on this plan.

Staff Summary; 2 Lot Consolidation, Same Owners

Winfield Township

Wiles/English, Lot Line Revisions, #22047

BCPC did not have any comments on this plan.

Staff Summary; Lot Line Revisions between Neighbors

Respectfully submitted by

Joel R. MacKay, for

Ron Henshaw, Secretary