

# *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 5<sup>TH</sup> FLOOR**

*March 17, 2021*

***IN LIGHT OF THE OF THE EMERGENCY DECLARATION ISSUED BY  
THE COUNTY, REGARDING COVID-19, THIS MEETING WAS  
CONDUCTED UTILIZING AUDIO CONFERENCING.***

### **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  
Barbara Sutton  
Larry Kurpakus  
Charles McCall  
Cheryl Hughes  
Brent Thomas  
Mary Hess  
Tom Kamerer

#### **Staff:**

Joel MacKay  
Mark Gordon

#### **Guest:**

Denny Puko, Planning Consultant

## **I. APPROVAL OF MINUTES**

*February 17, 2021*

*Charles McCall made a motion to approve the minutes, seconded by Mary Hess and the motion carried.*

## **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 Action Plan Comments under the County SALDO as amended with comments Larry Kurpakus seconded the motion. **The motion passed.***

*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. Barbara Sutton 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**

*Not Present*

## **V. PLANNING DEPARTMENT REPORT**

*Denny Puko, Planning Consultant, presented a report updating the board on progress for the County SALDO update. Denny also questioned the board on their preferences and objectives for the update. A Work Session*

*with Denny, some of the Planning Staff and some of the Board members was scheduled for Tuesday, March 23, 2021 at 9AM in the Planning Conference Room.*

*Mark reported the county has received a \$2.2 Million Hospitality recovery Grant to help the Hospitality Industry with revenue losses caused by the COVID-19 Pandemic. SPC has been administering the grant fund distribution to businesses. About half of the funds have been distributed to date.*

*Mark also reported that the engineering firm of HRG has completed their report on flooding conditions and improvements in the southern tier watershed of the county. Many projects are being recommended to help reduce flooding. The baseline model storm water ordinance will probably need to be updated and adopted by applicable municipalities.*

*Application fees received this month totaled \$1,500 and year to date total of \$5,500.*

**VI. OLD BUSINESS**

*None*

**VII. NEW BUSINESS**

*None*

**VIII. ADJOURNMENT**

*Charles McCall made a motion to adjourn. The motion was seconded by Cheryl Hughes. **The motion passed**, and the meeting adjourned at 5:20PM.*

## **BCSALDO PLANS**

**(3)**

**Concord Township**

**Campbell, 1 Lot & Residual, #21048**

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

**Staff Summary; Subdivide 10 Acre Lot off 22 Acres with 10 Acre Sewage Planning Exception**

## **Concord Township**

**Campbell/Concord Cemetery Association, Lot Line  
Revision, #21055**

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

**Staff Summary; LLR between neighbors**

## **Harrisville Borough**

**Sheets Rebuild, Site Plan & Lot Line Revisions, #21062**

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

**Staff Summary; New Sheetz Plan & Lot Consolidation,  
Modification Request to Exceed Maximum 40% Impervious Surface  
Requirement BCSALD 806.1**

*Tom Kamerer made a motion to approve this requested  
modification, Larry Kurpakus seconded the motion. The developer's  
request to allow for the proposed conditions on the site to exceed the forty  
percent (40%) requirement matching the current conditions of the  
property has been granted.*

# **MAJOR PLANS**

**(3)**

## **Butler Township**

**Highfield Trails 100 (Revised), 100 Lots, #21049**

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

**Staff Summary; Revised Plan from 112 Lots to 100 Lots to meet  
Butler Twp Zoning Requirements**

## **Cranberry Township**

**Pittsburgh Temple, Site Plan, #21063**

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

**Staff Summary; The Church of Latter-Day Saints, New Church  
utilizing Underground SW Detention**

**Lancaster Township**

**Graf Custom Construction, Site Plan, #21053**

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

**Staff Summary; New Building using Underground Storm Water Detention Tanks**

**MINOR PLANS**

**(12)**

**Adams Township**

**Bradley, 1 Lot & Residual, #21061**

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

**Staff Summary; Subdivide One Lot into Two, Same Owner**

**Butler Township**

**Zanotti, Lot Line Revision, #21052**

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

**Staff Summary; Lot Line Revision between Neighbors**

**Heusey, Lot Line Revision, #21054**

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

**Staff Summary; Lot Consolidation**

**Callery Borough**

**Harmon, 1 Lot & Residual, #21056**

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

**Staff Summary; Subdivide One Lot into Two, Same Owner**

**Jackson Township**

**Tollgate Road Plan, 3 Lots, #21050**

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

**Staff Summary; Subdivision of 1 Lot to 3 Lots**

**Lancaster Township**

**Arden Woods #8, Lot Line Revision, #21051**

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

**Staff Summary; Party Walls**

**Middlesex Township**

**Kaiser, Lot Line Revision, #21058**

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

**Staff Summary; Lot Consolidation, Same Owner**

**Penn Township**

**Five Star Storage, Lot Line Revision, #21046**

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

**Staff Summary; Lot Consolidation, Same Owners**

**Slippery Rock Township**

**Campbell, Lot Line Revision, #21047**

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

**Staff Summary; Add 2.8 acres to Existing Neighboring Lot, Same Owners**

**Summit Township**

**Pettinatto/Collins, Lot Line Revision, #21057**

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

**Staff Summary; LLR between neighbors**

**Winfield Township**

**Johnson, Lot Line Revision, #21060**

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

**Staff Summary; Lot Consolidation, Same Owner**

Respectfully submitted by  
*Joel R. MacKay, for*  
*Ron Henshaw, Secretary*