

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

April 19, 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
Cheryl Hughes
Tom Kameron
Bret Thomas
Charles McCall

Staff:

Joel MacKay

I. APPROVAL OF MINUTES

March 15, 2023

*Tom Kameron 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.

*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.***

*Tom Kamerer 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. 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**

Nothing to Report

V. PLANNING DEPARTMENT REPORT

Joel reported that the county is actively pursuing funding for the Karns Crossing Bridge on SR68 and the Mars Railroad Bridge SR228 West projects.

Application fees received this month totaled \$4,410 and year to date total of \$18,990.

VI. OLD BUSINESS

None

VII. NEW BUSINESS

None

VIII. ADJOURNMENT

Cheryl Hughes made a motion to adjourn. The motion was seconded by Tom Kameron. *The motion passed, and the meeting adjourned at 5:05PM.*

BCSALDO PLANS

(6)

Allegheny Township

AC Valley Industrial Park #13, 1 Lot & 2 Residuals, #23080

BCPC did not have any comments and approves this plan.

Staff Summary; Subdivision of a New Building Lot

Butler City

API Warehouse Addition, Site Plan, #23071

BCPC did not have any comments and approves this plan.

Staff Summary; New Addition to an Existing Business

Concord Township

Beatty-Cammisa, 1 Lot, Residual & RW, #23068

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; Subdivision of a 4.26 Acre Lot with Private RW Access

Evans City Borough

Aeras Worldwide, 1 Lot & Residual, #23045

BCPC did not have any comments and approves this plan.

Staff Summary; Subdividing House from Building in Zoning

District C

Cheryl Hughes abstained from voting on this plan.

Mercer Township

Hemmerlin (Resubmission past 90 days), 1 Lot, Residual & RW, #22193

From 9/21/2022 BCPC Meeting;

>**MODIFICATION REQUEST for relief from certain building setback requirements due to confined space for desired proposed property lines next to farm buildings.**

Cheryl Hughes made this motion to approve, Tom Kamerer seconded the motion and the motion passed unanimously.

BCPC did not have any comments and approves this plan.

Staff Summary; Subdivision of a House from the Family Farm, Non-Building Waiver on Residual Tract

Anfetouak/Giampaolo, LLR & RW, #23079

BCPC did not have any comments and approves this plan.

Staff Summary; LLR between Neighbors with Access RW

MAJOR PLANS

(8)

Butler Township

Quick Care Medical, Site Plan, #23075

BCPC did not have any comments on this plan.

Staff Summary; New Medical Care Facility

Magistrate Office (Caparosa Building), Site Plan, #23077

BCPC did not have any comments on this plan.

Staff Summary; Site Improvements for New Office

Cranberry Township

Felson Apartments Phase II, 180 Units, #23073

BCPC did not have any comments on this plan.

Staff Summary; 3 Building Apartment Complex

Donegal Township

Northime, 1 Lot, Residual & RW, #23069

BCPC did not have any comments on this plan.

Staff Summary; Subdivision of a New 4 Acre Lot with RW Access, Non-Building Waiver on Residual Parcel

Franklin Township

Sheetz SDS Truck Facility Parking, Site Plan, #23064

BCPC did not have any comments on this plan.

Staff Summary; New Employee Parking Lot Addition

Penn Township

Kelly Chevrolet-Garage, Site Plan, #23066

BCPC did not have any comments on this plan.

Staff Summary; Storage Garage Addition

Prospect Borough

Monroe, 1 Lot, Residual & RW, #23076

BCPC did not have any comments on this plan.

Staff Summary; Subdivision of House to Separate Lot with RW

Access

Cheryl Hughes abstained from voting on this plan.

Zelienople Borough

WBCA Administration Building, Site Plan, #23070

BCPC did not have any comments on this plan.

Staff Summary; New Office Building & Parking

MINOR PLANS

(13)

Adams Township

Whitetail Meadows #24, Lot Line Revisions, #23074

BCPC did not have any comments on this plan.

Staff Summary; Party Walls

Brady Township

Snyder, 1 Lot & Residual, #23067

BCPC did not have any comments on this plan.

Staff Summary; Subdivision of a 49.71 Acre Lot, Non-Building Waiver on New Lot and Residual Lot

Buffalo Township

4D Mobile Home Village/Lee, Lot Line Revision, #23059

BCPC did not have any comments on this plan.

Staff Summary; LLR between Neighbors

Butler Township

Gray, 1 Lot & Residual, #23072

BCPC did not have any comments on this plan.

Staff Summary; Subdivision of House from Garage

Cheryl Hughes abstained from voting on this plan.

Clearfield Township

Krause/Rhodaberger, Lot Line Revisions, #23062

BCPC did not have any comments on this plan.

Staff Summary; LLR between Neighbors

Salkeld, Lot Line Revisions, #23078

BCPC did not have any comments on this plan.

Staff Summary; LLRs between Neighboring Parcels, Same

Owners

Cheryl Hughes abstained from voting on this plan.

Franklin Township

SDS Consolidation Plan, Lot Line Revision, #23063

BCPC did not have any comments on this plan.

**Staff Summary; Lot Consolidation for New Parking Lot at Sheetz
Trucking Facility**

Jackson Township

Scarpino, Non-Building Waiver Removal, #23056

BCPC did not have any comments on this plan.

Staff Summary; Removal of Non-Build Waiver

Creese Manor #2, Lot Line Revisions, #23065

BCPC did not have any comments on this plan.

Staff Summary; Party Walls

Jackson Twp/Roman Restaurant, Lot Line Revision, #23061

BCPC did not have any comments on this plan.

Staff Summary; LLR between Neighbors

Penn Township

Geibel, 1 Lot & Residual, #23058

BCPC did not have any comments on this plan.

Staff Summary; Subdivision of a 2.13 Acre Lot from a 98 Acre Parcel, Same Family

Cheryl Hughes abstained from voting on this plan.

Forward Township

McElhinny/Smith/Jespersen. Lot Line Revisions, #23060

BCPC did not have any comments on this plan.

Staff Summary; LLRs between Neighbors

Cheryl Hughes abstained from voting on this plan.

Summit Township

Welter, 1 Lot, Residual, #23057

BCPC did not have any comments on this plan.

Staff Summary; Subdivision of Home & Buildings from Farm Fields, Same Owners

Respectfully submitted by

Joel R. MacKay, for

Ron Henshaw, Secretary