

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 21, 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

I. APPROVAL OF MINUTES

March 17, 2021

Charles McCall made a motion to approve the minutes, seconded by Tom Kamerer and the motion carried.

II. PUBLIC COMMENT

Joel presented a sketch plan for a proposed Dollar General in West Sunbury Borough. The plan did not comply with many of the SALDO requirements and it was generally agreed that if this plan was formally submitted this way, it would not be approved.

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 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.***

*Charles McCall 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**

Nothing to Report

***Secretary**

Not Present

V. PLANNING DEPARTMENT REPORT

Joel reported that the DCED Municipal Assistance Program Grant (MAP) application has been approved for the requested \$12,000. This will pay half of the cost for the SALDO Update.

Joel informed the board that the county solicitor okayed going back to In-House Reviews as outlined in the County SALDO. Cheryl Hughes made a motion to resume In-House Reviews. Mary Hess seconded the motion. **The motion passed.**

Application fees received this month totaled \$3,200 and year to date total of \$8,700.

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 5:05PM.**

BCSALDO PLANS

(5)

Concord Township

Markle, 1 Lot & Residual, #21078

BCPC did not have any comments on this plan.

Staff Summary; Subdivision of a 2 Acre Parcel from Parent Track, Same Owners

Pry/Bodnar, Lot Line Revision, #21089

BCPC did not have any comments on this plan.

Staff Summary; Lot Line Revision Between Neighbors

Mars Borough

O'Leary, Lot Line Revision, #21070

BCPC did not have any comments on this plan.

Staff Summary; Lot Consolidation, Same Owner

Mercer Township

McTighe Self Storage, Site Plan, 21090

The Modification Request for relief from Section 806.1 of the Butler County Subdivision and Land Development Ordinance “impervious surface shall not exceed forty percent (40%) of any total lot area.” This modification request was approved.

BCPC did not have any other comments on this plan.

Cheryl Hughes abstained from voting on this plan.

Staff Summary; Self Storage Facility Expansion

Parker Township

Gibson, 1 Lot & Residual, #21072

BCPC did not have any comments on this plan.

Staff Summary; Subdivision of a 15 Acre Parcel from Parent Track, 2 New Access Easements, Same Owners

MAJOR PLANS

(12)

Adams Township

Myoma Industrial Partners, Site Plan, #21085

BCPC did not receive information pertaining to Storm Water. This plan will require an approved Stormwater Management Plan as per PA Act 167 local ordinance.

BCPC did not have any other comments on this plan.

Staff Summary; 33,750sf Building & 6 Self Storage Unit Buildings

Buffalo Township

Miller, 4 Lots, #21096

BCPC did not have any comments on this plan.

Staff Summary; Subdivision of One Parcel into 4 Lots

Butler Township

Hurley, Lot Line Revision & RW, #21074

BCPC did not have any comments on this plan.

Staff Summary; Parcel Consolidation with RW to back Lot, Same Owners

Butler High School Gym Addition, Site Plan, #21075

BCPC did not have any other comments on this plan.

Staff Summary; New Building Addition to the High School Gym

Cranberry Township

TMC Cranberry, Site Plan, #21076

BCPC did not have any comments on this plan.

Staff Summary; 8,847SF Heavy Equipment Retail/Rental Store & Storage Area, Underground Storm Water Retention

Franklin Township

Vernon Dell Tractor, Site Plan, #21091

BCPC did not have any comments on this plan.

Cheryl Hughes abstained from voting on this plan.

Staff Summary; New 6,000SF Retail Building on Site of Existing Building, Underground Storm Water Retention

Lancaster Township

Church Hill Road, 3 Lots & Residual, #21069

BCPC did not have any comments on this plan.

Staff Summary; 3 Lot Subdivision and a Residual Parcel

Fox, 1 Lot, Residual & RW, #21094

BCPC recommends a clear and concise statement on the plan identifying who is permitted to use the right of way, who is responsible for maintenance of the right of way and the permitted uses of the right of way.

BCPC did not have any other comments on this plan.

Staff Summary; New 1.24 Acre Lot with a 50-Foot-Wide RW for Access

Meinert, 1 Lot, Residual & RW, #21099

BCPC did not have any comments on this plan.

Staff Summary; Creating a New 3.72 Acres Lot & Modifying & Extending the Existing RW for Access

Middlesex Township

Madakkra (Revised), 4 Lots, #21068

BCPC did not have any comments on this plan.

Staff Summary; Reduction from 5 Lots to 4 & added Rights & Responsibility Statement for RW

Slippery Rock Township

Cypher, 1 Lot, Residual & RW, #21082

BCPC did not have any comments on this plan.

Cheryl Hughes abstained from voting on this plan.

Staff Summary; Subdivision of a 2 Acre Parcel with a New RW for access, Same Owner

Zelienople Borough

Dunkin, Site Plan, #21092

BCPC did not have any comments on this plan.

Staff Summary; New Dunkin Restaurant

MINOR PLANS

(20)

Adams Township

Whitetail Meadows #3, Lot Line Revisions, #21067

BCPC did not have any comments on this plan.

Staff Summary; Party Walls

Whitetail Meadows #4, Lot Line Revisions, #21079

BCPC did not have any comments on this plan.

Staff Summary; Party Walls

280 Myoma Road, Lot Line Revisions, #21065

BCPC did not have any comments on this plan.

Staff Summary; Lot Line Revisions between Two Parcels to Create a Flag Lot for Access to Lot 2

Brady Township

Miller/Swidzinski, Lot Line Revision, #21081

BCPC did not have any comments on this plan.

Cheryl Hughes abstained from voting on this plan.

Staff Summary; Lot Line Revision between Neighbors

Buffalo Township

Parrish, 1 lot & Residual, #21097

BCPC did not have any comments on this plan.

Staff Summary; 2 Lot Subdivision with Twp Road as Divider

Center Township

Gregg, Lot Line Revision, #21088

BCPC did not have any comments on this plan.

**Staff Summary; Lot Line Revision between Neighboring parcels,
Same Owner**

McCall, Lot Line Revision, #21098

BCPC did not have any comments on this plan.

**Staff Summary; Lot Consolidation of 3 Lots into One, Same
Owner**

Forward Township

Detwiler, 1 Lot & Residual, #21077

BCPC did not have any comments on this plan.

**Staff Summary; Subdivision of 1.21 Acres with Mobile Home
from Parent Track, Same Owners**

Redwing Heights (Revised), Lot Line Revision, #21028

BCPC did not have any comments on this plan.

Staff Summary; Consolidation of Lots 4 & 12

Jackson & Lancaster Township

Vogel/Lott, Lot Line Revisions, #21080

BCPC did not have any comments on this plan.

Staff Summary; LLR between Neighbors

Jefferson Township

McCrea/McRandal, Lot Line Revision, #21083

BCPC did not have any comments on this plan.

Cheryl Hughes abstained from voting on this plan.

Staff Summary; LLR between Neighbors

Lancaster Township

Arden Woods #9, Lot Line Revisions, #21066

BCPC did not have any comments on this plan.

Staff Summary; Party Walls

Arden Woods #10, Lot Line Revision, #21086

BCPC did not have any comments on this plan.

Staff Summary; Party Walls

Martin, 1 Lot & Residual, #21093

BCPC did not have any comments on this plan.

Staff Summary; Creating a New &.86 Acres Flag Lot with a 2 Acre Residual Lot

Middlesex Township

Salter, Lot Line Revision, #21071

BCPC did not have any comments on this plan.

Staff Summary; Lot Consolidation, Same Owner

Black/Weigle, Lot Line Revisions, #21064

BCPC did not have any comments on this plan.

Staff Summary; Lot Line Revision between Neighbors

Muddy Creek Township

Galbreath, 1 Lot & Residual, #21087

BCPC did not have any comments on this plan.

Staff Summary; 2 Lot Subdivision, Same Owners

Penn Township

Steedle, 2 Lots & Residual, #21095

BCPC did not have any comments on this plan.

Staff Summary; 2 Lot Subdivision with a Residual Parcel

Prospect Borough

Damico, 2 Lots & Residual, #21084

BCPC did not have any comments on this plan.

Staff Summary; 2 Lot Subdivision and a Residual Parcel

Summit Township

Widenhofer, 1 Lot & Residual, #21073

BCPC did not have any comments on this plan.

Staff Summary; Subdivision of a 2 Acres Lot, Same Owners

Respectfully submitted by

Joel R. MacKay, for

Ron Henshaw, Secretary