

# *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**

*May 17, 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  
Mary Hess  
Cheryl Hughes  
Tom Kamerer  
Brent Thomas  
Charles McCall

#### **Staff:**

Mark Gordon  
Joel MacKay

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

*April 19, 2023*

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

## **II. PUBLIC COMMENT**

*Steve Ferris from The Butler Eagle attended 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.*

*Brent Thomas made a motion to approve the Action Plan Comments under the County SALDO as amended with comments Tom Kameron seconded the motion. **The motion passed.***

*Mary Hess 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. 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**

*Not Present*

### **\*Secretary**

*Nothing to Report*

## **V. PLANNING DEPARTMENT REPORT**

*Joel provided the BCPC members several proposed amendments to the County Subdivision and Land Development Ordinance (SALDO) prior the meeting for their review. These proposed amendments were developed by the county planning staff and the SALDO update consultant, Denny Puko. The proposed Ordinance Amendments clarify requirements for subdivision and land developments within the municipalities under the jurisdiction of the County Ordinance. These clarifications include procedures for; conditional approvals (Section 404.3.3), removal of Non-Building Waiver designations (Section 614), the Decommissioning of Solar and Wind Facilities (Section 620.14.4, 2, 4, 5 & 7) and Sewage Facilities documentation (SALDO*

*Checklist 13.b). A copy of these proposed amendments may be examined at the Butler County Law Library or at the Planning Department Office within the Butler County Government Center on week days between the hours of 8:30 a.m. and 4:00 p.m.*

*Some general discussion about the proposed amendments followed. Mary Hess made a motion to recommend the amendments to the county commissioners for approval to advertise, hold a public hearing and then adopt them to be incorporated into the county SALDO.*

*Application fees received this month totaled \$4,490 and year to date total of \$23,480.*

**VI. OLD BUSINESS**

*None*

**VII. NEW BUSINESS**

*None*

**VIII. ADJOURNMENT**

*Cheryl Hughes made a motion to adjourn. The motion was seconded by Charles McCall. **The motion passed**, and the meeting adjourned at 5:00PM.*

## **BCSALDO PLANS**

### **(1)**

**Mercer Township**

**Steele, 1 Lot & Residual, #23081**

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

**Staff Summary; Subdivision of House, Non-Building on Residual, Same Owners**

# MAJOR PLANS

(4)

## Cranberry Township

**Manheim Auto Auction Fixed Image Tunnel (FIT), Site Plan, #23083**

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

**Staff Summary; New Automated Vehicle Photograph Tunnel**

**Cranberry Ridge, 308 Units, #23092**

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

**Staff Summary; New Apartment Development**

## Lancaster Township

**Metarko Office, Site Plan, #23099**

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

**Staff Summary; New Parking for Existing Building**

## Middlesex Township

**Utz, Lot Line Revisions & RW, #23088**

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

**Staff Summary; Lot Line Revisions between Neighbors and New Access RW, Same Family**

# MINOR PLANS

(14)

## Adams Township

**Hespenheide Lot 3C, 1 Lot & Residual, #23090**

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

**Staff Summary; Subdivision of Storm Water Detention into its own Lot**

**Whitetail Meadows #25, Lot Line Revisions, #23097**

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

**Staff Summary; Party Walls**

## **Cranberry Township**

**Cranberry Ridge Lot A, Lot Line Revision, #23091**

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

**Staff Summary; LLR between Neighboring Parcels, Same Owners**

**Park Place #56, Lot Line Revisions, #23095**

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

**Staff Summary; Party Walls**

## **Jefferson Township**

**Bossinger, Lot Line Revisions, #23089**

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

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

## **Lancaster Township**

**Arden Wood #33, Lot Line Revisions, #23096**

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

**Staff Summary; Party Walls**

## **Middlesex Township**

**Evans #1, Lot Line Revision, #23085**

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

**Staff Summary; Lot Line Revision between Neighboring Parcels,  
Same Owners**

**Evans #2, Lot Line Revision, #23086**

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

**Staff Summary; Lot Line Revision between Neighboring Parcels,  
Same Owners**

## **Oakland Township**

**Ellison, Lot Line Revisions, #23087**

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

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

## **Penn Township**

**Messmer-Rousseau, Lot Line Revision, #23082**

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

**Staff Summary; 2 Lot Consolidation, Same Owners**

**Slippery Rock Borough**

**SR Borough 173/108 Lot, Lot Line Revision, #23093**

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

**Staff Summary; 2 Lot Consolidation, Same Owners**

**Winfield Township**

**Lippert, 1 Lot & Residual, #23098**

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

**Staff Summary; Subdivision of One Lot into Two, Same Owner**

**Worth Township**

**Schwartzmiller, 1 Lot & Residual, #23084**

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

**Staff Summary; Subdivision of House with Non-Building Wavier  
on Residual, Same Owners**

**Zelienople Borough**

**Boylan, Lot Line Revision, #23094**

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

**Staff Summary; 2 Lot Consolidation, Same Owners**

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