

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

July 20, 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
Larry Kurpakus
Tom Kamerer
Charles McCall
Brent Thomas

Staff:

Joel MacKay
Mark Gordon

I. APPROVAL OF MINUTES

June 15, 2022

*Tom Kamerer made a motion to approve the minutes. Charles McCall seconded the motion. **The motion passed.***

II. PUBLIC COMMENT

Brady Terwilliger, a Butler County resident from Chicora Borough, presented a Sketch Plan done by Land Surveyors. Ms Terwilliger requested

the board's opinion on a proposed Lot Line Revision for future submission and approval. The Board gave a favorable opinion for approval with some conditions to be met.

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 l 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.***

*Brent Thomas 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 Cranberry and Winfield Townships received grant awards from PennDOT's Green-Light-Go grant program.

Joel reported that the next cycle of the CMAQ funded SPC Regional Traffic Signal Program is looking for candidate projects. The deadline to apply for this funding 3PM September 30, 2022.

Mark reported that the demolition of the Armco Plant site at Pullman Park is near completion. There have been several interested businesses in building on the site.

Mark also reported that the vacated Junior High Building on McKean Street will soon be converted to house several businesses. Butler Health Systems intends to be one of the new occupants.

Application fees received this month totaled \$5,380 and year to date total of \$31,730.

VI. OLD BUSINESS

None

VII. NEW BUSINESS

None

VIII. ADJOURNMENT

*Tom Kamerer made a motion to adjourn. The motion was seconded by Larry Kurpakus. **The motion passed**, and the meeting adjourned at 5:30PM.*

BCSALDO PLANS

(4)

Allegheny Township

Wambaugh/Seidler, Lot Line Revision, #22130

BCPC did not have any comments and approves this plan.

Staff Summary; LLR between Neighbors

Sheetz, 1 Lot & Residual, #22141

BCPC did not have any comments and approves this plan.

Staff Summary; Subdividing of 30 Acres from Parent Tract for Agriculture Use, Non-Building Waiver

Petrolia Borough

JBE, Lot Line Revisions, #22146

The BCPC does NOT approve this plan as presented.

The minimum lot area size for a single-family dwelling with both public sewage and public water is 0.20 acres. (BCSALDO 604.4) The residual lot, parcel 9, is unacceptable being proposed to go from 0.18 Acres (non-conforming) to 0.10 Acres.

BCPC notes that the proposed adjusted lot area for Lot 1 is not shown on the plan.

BCPC did not receive any written modification requests with this plan in accordance with BCSADO Section 305

Staff Summary; Reconfiguring Neighboring Lots, Same Owners

Washington Township

RPK&G (Revised), Lot Line Revision, #21238

BCPC did not have any comments and approves this plan.

Staff Summary; LLR between Neighbors

MAJOR PLANS

(5)

Adams Township

Mandera, 9 Lots, #22159

BCPC did not have any comments on this plan.

Staff Summary; 9 Lot subdivision with a Cul-de-sac

Forward & Adams Townships

Merten Farms, 162 unit TRD, #22139

BCPC did not have any comments on this plan.

Staff Summary; Traditional Residential Development & 1 Estate

Lot

Cranberry Township

**Cranberry Woods Phase 1A, 4 Lots & Infrastructure,
#22144**

BCPC did not have any comments on this plan.

Staff Summary; 4 Lots & Associated Infrastructure

S & T Bank, Sit Plan, #22145

BCPC did not have any comments on this plan.

Staff Summary; New Bank with Drive Thru

Jackson Township

Woodland Reserve, 124 Unit PRD, #22161

BCPC did not have any comments on this plan.

Staff Summary; New Planned Residential Development

MINOR PLANS

(28)

Adams Township

Whitetail Meadows #19, Lot Line Revisions, #22157

BCPC did not have any comments on this plan.

Staff Summary; Party Walls

Buffalo Township

Waldron, 1 Lot, Resiual & Lot Line Revisions, #22135

BCPC did not have any comments on this plan.

**Staff Summary; Subdivision of 2 Lots with minor LLRS, Same
Family**

Hochbein/Miller, Lot Line Revision, #22140

BCPC did not have any comments on this plan.

Staff Summary; LLR between Neighbors

Harvey/Booher, 3 Lots & Lot Line Revision, #22136

BCPC did not have any comments on this plan.

**Staff Summary; Subdivision of 3 Lots (Harvey) adding One to the
Neighbor, all 3 have Existing Homes**

Butler Township

Home Acre Union Chapel, Lot Line Revision, #22149

BCPC did not have any comments on this plan.

Staff Summary; Consolidation of Two Lots, Same Owner

Emerick/Green, Lot Line Revision, #22153

BCPC did not have any comments on this plan.

Staff Summary; LLR between Neighbors

Aubrey/Miller, Lot Line Revisions, #22154

BCPC did not have any comments on this plan.

Staff Summary; LLRs between Neighbors

Center Township

Williams/Crawford, Lot Line Revisions, #22162

BCPC did not have any comments on this plan.

Staff Summary; LLRs between Neighbors

Moseley Estate, Lot Line Revisions, #22163

BCPC did not have any comments on this plan.

Staff Summary; Lot Consolidations

Clinton Township

Magnolia Farms #3, Lot Line Revisions, #22147

BCPC did not receive information for on-lot sewage disposal for Lot 5A.

BCPC did not have any other comments on this plan.

Staff Summary; Lot Consolidation with Trailer Removal

Clearfield Township

Walter, 1 Lot & Residual, #22155

BCPC did not have any comments on this plan.

Staff Summary; Subdivision of 23.33 Acre Lot from Parent Tract, Non-Building Waiver

Cranberry Township

Park Place #51, Lot Line Revisions, #22132

BCPC did not have any comments on this plan.

Staff Summary; Party Walls

**Cranberry Woods Phase 1 (Revised), Lot Line Revisions,
#22142**

BCPC did not have any comments on this plan.

**Staff Summary; Lot Line & Easement Revisions between
Neighboring Lots**

Hull/Miller, Lot Line Revision, #22156

BCPC did not have any comments on this plan.

Staff Summary; LLR between Neighbors

Connoquenessing Township

Beggs/Guiher, Lot Line Revisions, #22152

BCPC did not have any comments on this plan.

Staff Summary; LLRs between Neighbors

Donegal Township

Craig/Ritzert, Lot Line Revision, #22151

BCPC did not have any comments on this plan.

Staff Summary; LLR between Neighbors

Forward Township

Marburger Farm Dairy, 1 Lot & Residual, #22117

BCPC did not have any comments on this plan.

Staff Summary; Subdivision of 0.5 Acre Lot from Parent Tract

Hixon, Lot Line Revision, #22150

BCPC did not have any comments on this plan.

**Staff Summary; Addition of 10.16 Acres to a 1.85 acre parcel,
Same Owners**

Forward & Jackson Townships

McCosby/Musulin, Lot Line Revisions, #22134

BCPC did not have any comments on this plan.

Staff Summary; LLRs between Neighbors

Jackson Township

Seneca Trails #5, Lot Line Revision, #22131

BCPC did not have any comments on this plan.

Staff Summary; Party Walls

Bernd, Lot Line Revisions, #22143

BCPC did not have any comments on this plan.

Staff Summary; LLR between Neighboring Lots, Same Family

Herford Manor #2 (Revised), Lot Line Revisions, #22119

BCPC did not have any comments on this plan.

Staff Summary; Lot Line Revisions between Neighbors

Robertson, 2 Lots & Residual, #22158

BCPC did not have any comments on this plan.

Staff Summary; 2 New Lots and Residual with Home

Santypal, Lot Line Revision, #22160

BCPC did not have any comments on this plan.

Staff Summary; Lot Consolidation for Woodland Reserve PRD

Muddy Creek Township

Taimuty, 2 Lots, #22148

BCPC did not have any comments on this plan.

Staff Summary; Subdivision of 21.77 Acre Parcel into 2 Non-building Lots for Estate Settlement

Worth Township

Sobah/Scanlon, Lot Line Revision, #22133

BCPC did not have any comments on this plan.

Staff Summary; LLR between Neighbors

Winfield Township

Matus/Powell, Lot Line Revision, #22137

BCPC did not have any comments on this plan.

Staff Summary; LLR between Neighbors

Thomas, Lot Line Revision, #22138

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