

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

August 16, 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
Cheryl Hughes
Brent Thomas
Barbara Sutton
Larry Kurpakus
Tom Kamerer
Charles McCall
Mary Hess

Staff:

Joel MacKay

I. APPROVAL OF MINUTES

July 19, 2023

*Cheryl Hughes made a motion to approve the minutes. Barbara Sutton seconded the motion. **The motion passed.***

II. PUBLIC COMMENT

Mike Ogin PLS & Josiah Hoefler PE, Gateway Engineers
Michael O'Neill, Owner O'Neill Subdivision (Previously St
Jude Golf Course & Restaurant), Fairview Township
Dennis Bryan & Charles Neff, Fairview Township
Supervisors
Pre-Application Conference, BCSALDO Section 402

Mike Ogin, PLS presented a sketch plan of a 33-lot subdivision proposing a 3000-foot cul-de-sac from SR268 on the O'Neill property in Fairview Township. A general discussion followed about the proposed residential development and the requirements of the Butler County Subdivision and Land Development which this proposed development would be required to adhere to. No action was taking on this proposal.

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.***

*Charles McCall made a motion to approve the Major Plans under Municipal SALDO as amended with comments. Brent Thomas seconded the motion. **The motion passed.***

*Brent Thomas 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

Application fees received this month totaled \$2,800 and year to date total of \$29,080.

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 5:40PM.*

BCSALDO PLANS

(1)

Butler City

CM Property Holdings, 2 Lots, #23133

BCPC did not have any comments and approves this plan.

Staff Summary; Subdivide Parcel in Half separating Two Existing Homes

MAJOR PLANS

(9)

Adams Township

Davidson Rd Realignment, Site Plan RW, #23141

BCPC did not have any comments on this plan.

Staff Summary; Township Road Realignment

Connoquenessing Borough

Connoquenessing Fire Station, Site Plan, #23148

BCPC did not have any comments on this plan.

Staff Summary; New Fire Station

Lancaster Township

ODFL North Pitt, Site Plan, #23143

BCPC did not have any comments on this plan.

Staff Summary; New Truck Freight Terminal

Haus, 1 Lot, Residual & RW, #23149

BCPC did not have any comments on this plan.

Staff Summary; New Lot with New RW Access to Residual

Middlesex Township

Courtyards at Crestview, 84 Unit PRD, #23144

BCPC did not receive a complete plan set with metes and bounds descriptions or stormwater mitigation information.

BCPC considers this an incomplete submission. The plan submitted is not acceptable for recording.

BCPC did not have any other comments on this plan.

Staff Summary; New Residential PRD

Brown, Lot Line Revision & RW, #23135

BCPC did not have any comments on this plan.

Staff Summary; Reconfigure 3 Lots into 2 Lots and provide a New Access RW

Cheryl Hughes abstained from voting on this plan.

Prospect Borough

Wagner (Revised), Site Plan, #23139

BCPC did not have any comments on this plan.

Staff Summary; New Gravel Parking Area with Rain Garden

Slippery Rock Township

SRUF Holdings, 4 Lots, #23147

BCPC did not have any comments on this plan.

Staff Summary; 4 New Residential Lots

Winfield Township

Goerk Enterprises, Site Plan, #23140

BCPC reports that your municipality is in violation of the following PA State code:

Pennsylvania Municipalities Planning Code requires Municipalities to NOT act upon plan applications until the county review report is

received or until 30 days from the date the application was forwarded to the county. (PAMPC Article V, section 502(b))

Municipalities are not to give final approval & sign plans until the county review results letter is received.

BCPC did not have any other comments on this plan.

Staff Summary; New Storage Building

MINOR PLANS

(9)

Adams Township

Holland, Lot Line Revision, #23146

BCPC did not have any comments on this plan.

Staff Summary; 2 Lot Consolidation, Same Owners

Butler Township

Consolidated Builders, Lot Line Revision, #23136

BCPC did not have any comments on this plan.

Staff Summary; 2 Lot Consolidation

Spinneweber, 1 Lot & Residual, #23242

BCPC did not have any comments on this plan.

Staff Summary; 3 New Lots with Public Water & Sewer

Cheryl Hughes abstained from voting on this plan.

Connoquenessing Township

Northcor Development, 1 Lot & Residual, #23134

BCPC did not have any comments on this plan.

Staff Summary; Subdivide Stormwater Pond into its own Lot for conveyance to the Homeowner Association

Cheryl Hughes abstained from voting on this plan.

Forward Township

Barkley/Barkley, Lot Line Revision, #23132

BCPC did not have any comments on this plan.

Staff Summary; LLR between Neighbors, Same Family

Jackson Township

Woodland Reserve #1, Lot Line Revision, #23150

BCPC did not have any other comments on this plan.

Staff Summary; Party Walls

Lancaster Township

Sharek/Librich, Lot Line Revision, #23137

BCPC did not have any comments on this plan.

Staff Summary; LLR Between Neighbors

Slippery Rock Borough

**SR Municipal Authority/Cornelius, Lot Line Revision,
#23145**

BCPC did not have any comments on this plan.

Staff Summary; LLR Between Neighbors

Cheryl Hughes abstained from voting on this plan.

Winfield Township

Bandi/Graff, Lot Line Revision, #23138

BCPC did not have any comments on this plan.

Staff Summary; LLR Between Neighbors

Respectfully submitted by

Joel R. MacKay, for

Ron Henshaw, Secretary