

# 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 5<sup>TH</sup> FLOOR**

*August 18, 2021*

#### **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  
Larry Kurpakus  
Cheryl Hughes  
Brent Thomas  
Tom Kamerer  
Barbara Sutton

#### **Staff:**

Mark Gordon  
Joel MacKay

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

*July 21, 2021*

*Cheryl Hughes made a motion to approve the minutes, seconded by Barbara Sutton and the motion carried.*

## 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.*

*Tom Kameron made a motion to approve the Action Plans under the County SALDO as amended with comments. Larry Kurpakus seconded the motion. **The motion passed.***

*Cheryl Hughes made a motion to approve the review of Major Plans under Local Municipal SALDO as amended with comments. Bret Thomas seconded the motion. **The motion passed.***

*Larry Kurpakus made a motion to approve the review of Minor Plans under Local 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 Denny Puko, SALDO Update Consultant, is close to having a draft updated County SALDO for the board to review. The last work group session will be tomorrow August 19<sup>th</sup> in the Planning Conference Room at 10AM. All are encouraged to attend.*

*Joel reported that the county has set up the following new email address for plan submissions: [plans@co.butler.pa.us](mailto:plans@co.butler.pa.us)*

*Mark reported that the new MSA Thruway in Cranberry Township will be opening soon. He also reported that MSA has transferred many of their key employees to the Cranberry location.*

*Mark reported that the results of the 2020 Census have been finalized. ~~Butler County is the only county in the SPC Southwestern PA Region with a population increase.~~ The Census results show an increase of about 10,000 people residing in Butler County for a total of about 193,000.*

*Application fees received this month totaled \$2,070 and year to date total of \$18,630.*

**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 5:10PM.*

## **BCSALDO PLANS**

**(2)**

### **Butler City**

**McChesney/Singer, Lot Line Revision, #21183**

*BCPC approval is contingent upon Butler City's Variance approval for a below zoning minimum lot size.*

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

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

*Cheryl Hughes abstained from voting on this plan.*

### **Concord Township**

**Claypoole/Trophy Enterprises, Lot Line Revision, #21184**

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

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

*Cheryl Hughes abstained from voting on this plan.*

# MAJOR PLANS

(4)

## Adams Township

**Pinewood Farms, 40 Lot PRD, #21187**

*The plan reviewed by the BCPC did not have Metes and Bounds survey information for the proposed lots.*

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

**Staff Summary; 40 Lot Cul-de-Sac Subdivision**

## Center Township

**Duffy Highlands (Phase2), 20 Lots, #21185**

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

**Staff Summary; Subdivision of 20 Lots as Phase 2 of 4 Planned Phases**

## Connoquenessing Township

**Custom Lawn Care Annex, Site Plan, #21190**

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

**Staff Summary; 18,000 SF Building, Underground SW Detention**

## Cranberry Township

**Brandt Drive PRD (Revised), 264 Units, #17106**

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

**Staff Summary; Reduction from 276 Units to 264 with Parking Reduction**

# MINOR PLANS

(16)

## Adams Township

**Whitetail Meadows #8, Lot Line Revision, #21182**

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

**Staff Summary; Party Walls**

## **Cranberry Township**

### **Park Place #43, Lot Line Revision, #21175**

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

**Staff Summary; Party Walls**

## **Donegal Township**

### **Bachman, 1 Lot & Residual, #21179**

*BCPC did not receive proof of Sewage Facilities*

*Planning for the residual lot as required by DEP and Act 537.*

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

**Staff Summary; Subdivision of 4.8 Acre Lot with Existing Home**

## **Forward Township**

### **White Oak Farm #3, Lot Line Revision, #21170**

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

**Staff Summary; LLRs, Same Owner**

### **Zattiero, 1 Lot, Residual, #21177**

*BCPC notes that the Residual Lot may be too small for a Planning Waiver & Non-Building Declaration for the purpose of Recreational Use. Please consult with PA Department of Environmental Protection.*

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

**Staff Summary; New 2 Acre Lot, Same Owners**

## **Harmony Borough**

### **Ebner, 3 Lots, #21171**

*BCPC notes that the plan does not list the recorded right of way instrument number on the plan.*

*BCPC recommends a clear and concise statement on the plan identifying who is permitted to use the existing 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; 3 Lot Subdivision with Existing RW Access**

## **Jackson Township**

**Newman-Bartos, Lot Line Revisions, #21178**

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

**Staff Summary; 4 Lot Consolidation, Same Owners**

## **Lancaster Township**

**Arden Wood #15, Lot Line Revision, #21174**

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

**Staff Summary; Party Walls**

**MM&L Family Limited Partnership, 2 Lots & Residual, #21186**

*BCPC notes that New Lot # 5 may be too small for a Planning Waiver & Non-Building Declaration. Please consult with PA Department of Environmental Protection.*

*BCPC did not receive information for on-lot sewage disposal of Residual Lot #1.*

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

**Staff Summary; Subdivide Existing House and create a New Lot for Construction Storage**

Cheryl Hughes abstained from voting on this plan.

## **Marion Township**

**Christy/Dailey, Lot Line Revision, #21188**

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

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

## **Middlesex Township**

**Sandy Hill Estates, 1 Lot & Residual, #21176**

*BCPC notes that the Remnant Parcel A square footage is incorrect.*

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

**Staff Summary; Subdivision of House & Parcel from Mobile Home Park.**

## **Oakland Township**

**Mager/Wesoloski, Lot Line Revision, #21189**

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

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

**Slippery Rock Township**

**Camp Bucoco, 1 Lot & Residual, #21180**

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

**Staff Summary; Sudivision of 13.43 Acre Parcel on East side of SR8 from 74 Acre Residual**

**Barkey, Lot Line Revision, #21181**

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

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

**Winfield Township**

**Goldscheitter, 1 Lot, Residual & LLR #21172**

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

**Staff Summary; New 8.74 Acre Flag Lot, Same Owners**

**Klabnik, 1 Lot, Residual & LLR #21173**

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

**Staff Summary; New 5 Acre Lot, Same Owners**

Respectfully submitted by

*Joel R. MacKay, for*

*Ron Henshaw, Secretary*

