

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

September 21, 2022

I. ROLL CALL

Ron Henshaw called the meeting to order at 4:30 p.m. with the following members and staff in attendance:

Commission:

Ron Henshaw, Secretary
Larry Kurpakus
Tom Kameron
Charles McCall
Brent Thomas
Mary Hess
Barbara Sutton
Cheryl Hughes

Staff:

Joel MacKay
Mark Gordon

I. APPROVAL OF MINUTES

August 17, 2022

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

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.

*Brent Thomas 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. Barbara Sutton seconded the motion. **The motion passed.***

*Mary Hess 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 reported that the SPC administered Regional Traffic Signal Program is accepting applications for projects until Friday, September 30, 2022. Joel asked members to encourage their local municipalities to apply to this grant funding program for traffic signal upgrades.

Mark reported that the demolition of the Armco Plant site at Pullman Park is complete. There have been several interested businesses in building on the site and that some residential housing is being considered in the area.

Mark also reported that the vacated Junior High Building on McKean Street will soon be converted to house several businesses

Mark also reported that efforts are underway to create needed work force affordable housing in the city of Butler.

Mark noted that the county's southern tier storm water management group made a presentation at the county commissioner's meeting. Projects are advancing for construction to help mitigate flooding in the county's southern municipalities.

Application fees received this month totaled \$1,950 and year to date total of \$35,270.

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 5:20PM.*

BCSALDO PLANS

(6)

Allegheny Township

Blauser, Lot Line Revisions & RW, #22204

BCPC did not have any comments and approves this plan.

Cheryl Hughes abstained from voting on this plan.

Staff Summary; Consolidate 4 Parcels into 2 with a New Access RW, Disputed Area?

Johnston-Hile-Armstrong/ Sheppeck, Lot Line Revisions, #22211

BCPC did not have any comments and approves this plan.

Cheryl Hughes abstained from voting on this plan.

Staff Summary; Lot Line Revisions between Neighbors

Butler City

Caparosa/Horan, 2 Lots, #22196

BCPC did not have any comments and approves this plan.

Cheryl Hughes abstained from voting on this plan.

Staff Summary; Subdivide 1 Lot into 2 Lots with an Approved City Zoning Variance

Chicora Borough

Anthony, Lot Line Revisions, #22207

>MODIFICATION REQUEST for relief from certain setback requirements due to confined space between homes in the borough.

Larry Kurpakus made this motion to approve, Mary Hess seconded the motion and the motion passed unanimously.

BCPC did not have any comments and approves this plan.

Cheryl Hughes abstained from voting on this plan.

Staff Summary; Lot Line Revisions between Neighboring Lots, Same Owners

Mercer Township

Hemmerlin, 1 Lot, Residual & RW, #22193

>MODIFICATION REQUEST for relief from certain building setback requirements due to confined space for desired proposed property lines next to farm buildings.

Cheryl Hughes made this motion to approve, Tom Kamerer seconded the motion and the motion passed unanimously.

BCPC did not have any comments and approves this plan.

Staff Summary; Subdivision of a House from the Family Farm, Non-Building Waiver on Residual Tract

Venago Township

Severin, 1 Lot & Residual, #22202

BCPC did not have any comments and approves this plan.

Staff Summary; 2 Lot Subdivision, Same Owner, Non-Building Waiver on Residual Tract

MAJOR PLANS

(4)

Butler Township

Top Tier Federal Credit Union, Site Plan, #22187

BCPC did not have any comments on this plan.

Staff Summary; New Credit Union Building & Parking

Forward Township

Dollar General Evans City, Site Plan, #22210

BCPC did not have any comments on this plan.

Staff Summary; New Dollar General

Jackson Township

Seneca Hills (Revised), 70 Units, #22185

BCPC did not have any comments on this plan.

Staff Summary; PRD Unit Increase from 65 to 70

Lancaster Township

Old Dominion Truck Terminal, Site Plan, #22192

BCPC notes that terminal is planned to be built on two neighboring parcels and questions if a subdivision/consolidation would be appropriate.

BCPC did not have any other comments on this plan.

Staff Summary; New Freight Terminal

MINOR PLANS

(17)

Adams Township

Sunrise Acres, Lot Line Revisions, #22186

BCPC did not have any comments on this plan.

Staff Summary; Revision of Setback Lines

Butler Township

Spurk, Lot Line Revision, #22201

BCPC did not have any comments on this plan.

Staff Summary; Lot Consolidation, Same Owners

Center Township

McGarrah, Lot Line Revision, #22198

BCPC did not have any comments on this plan.

Cheryl Hughes abstained from voting on this plan.

Staff Summary; Lot Consolidation, Same Owners

Clay Township

McCormick/Ciochetto, 1 Lot, Residual & Lot Line Revision, #22194

BCPC did not have any comments on this plan.

Cheryl Hughes abstained from voting on this plan.

Staff Summary; Subdivide Lot into Two and LLR with Neighbor

Clinton Township

Pavlina, 1 Lot & Residual, #22191

BCPC did not have any comments on this plan.

Staff Summary; 2 Lot Subdivision

Connoquenessing Borough

Westerman/Mentzer, Lot Line Revisions, #22188

BCPC did not have any other comments on this plan.

Staff Summary; LLR between Neighbors

Cranberry Township

Park Place #52, Lot Line Revisions, #22199

BCPC did not have any comments on this plan.

Staff Summary; Party Walls

Forward Township

Long, 1 Lot & Residual, #22209

BCPC did not receive sewage facilities planning requirements for this subdivision as required by PA Act 537.

BCPC did not have any other comments on this plan.

Staff Summary; Subdivision of a 1.8 Acres Lot for a New Dollar General

Jefferson Township

Tebay/Voller, Lot Line Revisions, #22206

BCPC did not have any comments on this plan.

Staff Summary; Lot Line Revision between Neighbors

Lancaster Township

**MM&L Family Limited Partnership, Lot Line Revisions,
#22205**

BCPC did not have any comments on this plan.

Staff Summary; Reconfigure 3 Lots, Same Owners

Middlesex Township

Holy Sepulcher, Lot Line Revisions, #22208

BCPC did not have any comments on this plan.

Staff Summary; Consolidation of 3 Parcels, Same Owner

Muddy Creek Township

Mclymonds, 1 Lot & Residual, #22195

BCPC did not have any comments on this plan.

Staff Summary; Subdivision of 1 Lot from Parent Tract

Guillard, 1 Lot & Residual, #22203

BCPC did not have any comments on this plan.

Staff Summary; 2 Lot Subdivision, Same Owner

Penn Township

Hoover/Winters, Lot Line Revision, #22182

*BCPC Notes that the plan presented for review did not
show existing buildings, wells, septic systems, utilities etc.*

BCPC did not have any comments on this plan.

Staff Summary; LLR Between Neighbors

Prospect Borough

Holland/Marbell, Lot Line Revision, #22197

BCPC did not have any comments on this plan.

Cheryl Hughes abstained from voting on this plan.

**Staff Summary; Lot Consolidation of Half of Unopened Alley
Deeded to Bordering Neighbors**

Summit Township

Cox, Lot Line Revision, #22184

BCPC did not have any comments on this plan.

Staff Summary; Lot Consolidation, Same Owners

Winfield Township

Fry, Lot Line Revision, #22200

BCPC did not have any comments on this plan.

Staff Summary; LLR Between Neighbors, Same Family

Respectfully submitted by

Joel R. MacKay, for

Ron Henshaw, Secretary