

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

October 19, 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
Ron Henshaw, Secretary
Tom Kamerer
Charles McCall
Brett Thomas
Mary Hess
Barbara Sutton
Cheryl Hughes

Staff:

Joel MacKay
Mark Gordon

I. APPROVAL OF MINUTES

September 21, 2022

*Tom Kamerer made a motion to approve the minutes. Brett Thomas seconded the motion. **The motion passed.***

II. PUBLIC COMMENT

*Richard W. Craft P.E joined the meeting via video conferencing representing the Morgus plan. The plan was presented by the planning staff as a Lot Line Revision with no Sewage Facilities Planning required. A review discussion of the plan with the board, questioned if Sewage Facilities Planning would be required. After the meeting, planning staff determined the plan did not require Sewage Facilities Planning as it is not creating any new lots. All members of the Planning board were contacted by the planning staff requesting the plan's original review as a lot line revision remain. Cheryl Hughes made a motion to approve the plan with no comments. Ron Henshaw seconded the motion. An email vote by all BCPC board members was all in the affirmative except for Larry Kurpakus who abstained. **The Motion passed.***

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. Charles McCall seconded the motion. **The motion passed.***

*Cheryl Hughes made a motion to approve the Major Plans under Municipal SALDO as amended with comments. Tom Kamerer seconded the motion. **The motion passed.***

*Charles McCall made a motion to approve the Minor Plans under Municipal SALDO as amended with comments. Mary Hess 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 presented the BCPC Meeting Schedule for 2023.

Joel reported that he attended the first Long-Range Transportation Planning meeting with SPC and PennDOT District 10. The meeting was mostly informational. Joel presented an initial draft list of transportation projects the county would like to endorse for future consideration. More meetings are scheduled to discuss future projects for inclusion in the Long-Range Transportation Plan for Butler County.

Joel reported that the planning staff is working with the treasurer's office to institute Electronic Payment Submissions through the county website for plan fees.

A general discussion followed regarding requirements for Incomplete Submissions, Review Fees for Revised Plans, Reapprovals after the 90-day window for recording if a plan hasn't changed, and Plan Deadlines for submissions. No actions were taken as a result of this discussion.

Application fees received this month totaled \$2,160 and year to date total of \$37,430.

VI. OLD BUSINESS

None

VII. NEW BUSINESS

None

VIII. ADJOURNMENT

*Tom Kamerer made a motion to adjourn. The motion was seconded by Barbara Sutton. **The motion passed**, and the meeting adjourned at 6:25PM.*

BCSALDO PLANS

(4)

Allegheny Township

AC Valley Industrial Park, 5 Lots, #22221

BCPC Tabled this plan pending receipt of PA DEP direction to proceed.

Staff Summary; Subdivision of 3 New Lots & 2 Residual Lots

Butler City

CM Property Holdings, 2 Lots, #22220

BCPC in accordance with BCSALDO Section 404.3.3 and consultation with City of Butler, conditionally approves this plan provided that the following deficiencies are remedied:

- a. City of Butler Parking requirements are satisfied*
- b. The wrong street names on the plan are corrected*
- c. The declarations are corrected from Township to The City of Butler*
- d. The number of dwelling units for each structure are provided and approved by the City of Butler*
- e. The addresses are provided for each structure*
- f. All City Zoning requirements are satisfied*

Staff Summary; Dividing a Parcel with Two Homes into Separate Lots, Same Owners

Eau Claire Borough

Altmire, 2 Lots, Residual & RW, #22230

BCPC did not have any comments and approves this plan.

Staff Summary; 2 New Lots & RW, Same Owner

Washington Township

Morgus/Davis, Lot Line Revisions, #22219

BCPC did not have any comments and approves this plan.

Staff Summary; LLRs between Neighbors

MAJOR PLANS

(5)

Adams Township

MEC Industrial, 3 Lots, 2 Residuals and Lot Line Revisions, #22228

BCPC did not have any comments on this plan.

Staff Summary; Creating 3 New Building Lots

Buffalo Township

Pine Ridge, 32 Lot PRD, #22222

BCPC did not have any comments on this plan.

Staff Summary; New 32 Lot Cul-de-sac PRD

Oberg Industries, Site Plan, #22223

BCPC did not have any comments on this plan.

Staff Summary; New Building Addition over Existing Parking Lot

Prospect Borough

Wagner, Site Plan, #22215

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; Parking Lot for Storage Business

Slippery Rock Township

MDS Storage, Site Plan, #22218

BCPC did not have any comments on this plan.

Staff Summary; New Storage Unit Facility

MINOR PLANS

(12)

Adams Township

Whitetail Meadows #21, Lot Line Revisions, #22226

BCPC did not have any comments on this plan.

Staff Summary; Party Walls

Clearfield Township

Koegler/Bayer/Reeder, 3 Lots & Lot Line Revisions, #22224

BCPC did not have any comments on this plan.

Cheryl Hughes abstained from voting on this plan.

Staff Summary; Subdivision of 3 Lots with Lot Line Revisions

Connoquenessing Township

Reigisen, Lot Line Revision, #22212

BCPC did not have any comments on this plan.

Staff Summary; 3 Lot Consolidation, Same Owners

Benson, Lot Line Revision, #22213

BCPC notes that the plan received was not stamped and signed by a PA PE or PLS.

BCPC did not have any other comments on this plan.

Staff Summary; LLR between Neighbors

Clinton Township

Kerr, 3 Lots, #22225

BCPC did not have any comments on this plan.

Cheryl Hughes abstained from voting on this plan.

Staff Summary; 3 Lot Subdivision, 1 with Home & 2 with Ag Non-building Waiver, Same Owners

Macurdy, 1 Lot & Residual, #22231

BCPC did not receive sewage facilities planning requirements for Lot #2 of this subdivision as required by PA Act 537.

BCPC requests the existing water wells and septic systems be located on this plan.

BCPC did not have any other comments on this plan.

Staff Summary 2 Lot Subdivision, Same Owners

Dolmayer, Lot Line Revision, #22229

BCPC did not have any other comments on this plan.

Staff Summary; LLR between Lots, Same Owners

Jackson Township

Owens, 1 Lot & Residual, #22216

BCPC did not have any comments on this plan.

Staff Summary; 2 Lot Subdivision, Same Owner

Middlesex Township

Petruska, 1 Lot & Residual, #22214

BCPC recommends a defined Right of Way be designated and recorded for the access driveway that runs through the first parcel for access to the second parcel.

BCPC requests the existing water wells and septic systems be located on this plan.

BCPC notes that the plan received was not stamped and signed by a PA PE or PLS.

BCPC did not have any other comments on this plan.

Staff Summary; Subdivision of one Lot with two houses into 2 Lots, Same Owners

Hickinbottom/Gebhart, Lot Line Revision, #22217

BCPC did not have any other comments on this plan.

Cheryl Hughes abstained from voting on this plan.

Staff Summary; LLR between Neighbors

Oakland Township

Barnhart, Lot Line Revisions, #22232

BCPC did not have any comments on this plan.

Staff Summary; 4 Lot Consolidation, Same Owners

Summit Township

Neigh, 1 Lot & Residual, #22227

BCPC did not have any comments on this plan.

Cheryl Hughes abstained from voting on this plan.

Staff Summary; Subdivision of House to a 2 Acre Lot, Non-Build Waiver on Residual

Respectfully submitted by

Joel R. MacKay, for

Ron Henshaw, Secretary