

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 20, 2021

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
Mary Hess
Charles McCall
Brent Thomas
Tom Kamerer
Barbara Sutton
Cheryl Hughes

Staff:

Mark Gordon
Joel MacKay
Sheryl Kelly
Sherry Sholes

I. APPROVAL OF MINUTES

September 15, 2021

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

II. PUBLIC COMMENT

Denny Puko, Planning Consultant, summarized the changes made to the new DRAFT Subdivision and Land Development Ordinance (SALDO). The board discussed the implications of the proposed changes. After a lengthy discussion, the board agreed that some the details of the new SALDO warranted more clarification and possible revision.

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.

*Larry Kurpakus 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. Mary Hess seconded the motion. **The motion passed.***

*Charles McCall made a motion to approve the Minor Plans under Municipal SALDO as amended with comments. Larry Kurpakus 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 there will be a Draft Transportation Improvement Program (TIP) Virtual Public Comment Meeting at 6PM on November 17, 2021. PennDOT District 10 Transportation Improvement Program Work Group Meetings with SPC have been awaiting financial guidance from Harrisburg and priority projects from D10. A DRAFT TIP is expected to be developed soon. Butler County transportation projects are mostly carryover projects requiring additional funding.

Mark reported that the MSA Thruway project has been completed in Cranberry Township. Mark commended Ron Henshaw for his involvement and all those who helped bring this project to completion.

Application fees received this month totaled \$3,010 and year to date total of \$22,440.

VI. OLD BUSINESS

None

VII. NEW BUSINESS

None

VIII. ADJOURNMENT

*Mary Hess made a motion to adjourn. The motion was seconded by Cheryl Hughes. **The motion passed**, and the meeting adjourned at 6:35PM.*

BCSALDO PLANS

(1)

Concord Township

Davis, 1 Lot & Residual, #21226

BCPC notes that the DEP “10 Acre Permit Exemption Documentation” being applied for has very strict requirements. Please ensure this plan qualifies for this sewage planning exemption and consult with DEP if necessary.

BCPC did not have any other comments on this plan.

Staff Summary; 16.56 Acre Lot Subdivision wit 36.72 Acre Remnant, 10 Acre Exemption

MAJOR PLANS

(7)

Butler Township

South Butler Dunkin, Site Plan, #21205

BCPC did not have any comments on this plan.

Staff Summary; New Dunkin, SR8 South where Old Pizza Hut was

Adams Township

Sheetz SR228 & 3 Degree Rd, Site Plan, #21207

BCPC did not have any comments on this plan.

Staff Summary; New Sheetz with Drive Thru

Cranberry Township

Henry's Meat Market, Site Plan, #21229

BCPC did not have any comments on this plan.

Staff Summary; New Meat Market

Jackson Township

Seneca Hills, 65 Units, #21210

The BCPC question how safe Seneca Lane will be for trash collection and other municipal services without a cul-de-sac type turnaround.

BCPC did not have any other comments on this plan.

Staff Summary; 65 Unit Townhome Development

Jefferson Township

Wain, Site Plan, #21224

BCPC did not have any comments on this plan.

Staff Summary; Replacing a Trailer with a Storage Building for a Landscaping Business

Penn Township

Freedom Farms, Site Plan, #21212

BCPC notes that the Highway Occupancy Permit for this location's access to SR008 will need to be reviewed by PennDOT District 10 and updated for possible safety improvements.

BCPC did not have any other comments on this plan.

Staff Summary; New Gravel Parking Area with Underground Stormwater Detention

Slippery Rock Township

JT Properties, 2 Lot & RW, #21214

BCPC did not have any comments on this plan.

Staff Summary; Subdivide into 2 Lots with RW, Same Owner

MINOR PLANS

(21)

Adams Township

Whitetail Meadows #9, Lot Line Revision, #21209

BCPC did not have any comments on this plan.

Staff Summary; Party Walls

Mensch, 2 Lots, #21218

BCPC did not have any comments on this plan.

Staff Summary; Separating Building & Garage to Approximately 1.5 Acre Lots each, Same Owner

Cheryl Hughes abstained from voting on this plan.

Butler Township

Aktison, Lot Line Revision, #21220

BCPC did not have any comments on this plan.

Staff Summary; Lot Consolidation

Cheryl Hughes abstained from voting on this plan.

Green, Lot Line Revision, #21221

BCPC did not have any comments on this plan.

Staff Summary; Lot Consolidation

Cheryl Hughes abstained from voting on this plan.

Center Township

Clark, 1 Lot, Residual & LLRs, #21231

BCPC did not have any comments on this plan.

Staff Summary; Add to Residual Parcel & Create a 14.43 Acre Non-Building Lot

Cheryl Hughes abstained from voting on this plan.

Clearfield Township

Shuler, 1 Lot & Residual, #21215

BCPC did not have any comments on this plan.

Staff Summary; Subdivide a 1.34 Acre Lot with Home from a 66.45 Acre Parcel, Remnant to be Non-Build, Same Owner

Clinton Township

Magnolia Farms, Lot Line Revision, #21211

BCPC notes that this plan has pasted the 90-day approval period for recording and recommends it be resubmitted to the township.

BCPC did not have any other comments on this plan.

Staff Summary; Lot Line Revision between Neighbors, Same Family

Fennell, 1 Lot & Residual, #21216

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))

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

BCPC did not have any other comments on this plan.

Staff Summary; Subdivide a 2.795 Acre Lot with Home, creating a 23.135 Acre Remnant Parcel with a Barn, Same Owner

Connoquenessing Township

Brenckle/Brenckle, Lot Line Revisions, #21233

BCPC did not have any comments on this plan.

Staff Summary; Lot Line Revisions Between Neighbors, Same Family

Cheryl Hughes abstained from voting on this plan.

Cranberry Township

Park Place #45, Lot Line Revisions, #21217

BCPC did not have any comments on this plan.

Staff Summary; Party Walls

Forward Township

Wylie, 2 Lots, Residual & LLRs, #21230

BCPC did not have any comments on this plan.

Staff Summary; Lot Line Revisions, 2 New Lots & Residual all with Existing Homes

Cheryl Hughes abstained from voting on this plan.

Jefferson Township

Morrow, Lot Line Revisions, #21223

BCPC did not have any comments on this plan.

Staff Summary; Lot Line Revisions Between 3 Lots, 2 with Homes & 1 Non-Building Lot for Estate Settlement

Lancaster Township

Arden Wood #17, Lot Line Revisions, #21206

BCPC did not have any comments on this plan.

Staff Summary; Party Walls

Arden Wood #18, Lot Line Revisions, #21227

BCPC did not have any comments on this plan.

Staff Summary; Party Walls

Arden Wood #19, Lot Line Revisions, #21228

BCPC did not have any comments on this plan.

Staff Summary; Party Walls

Marion Township

Quigley, 2 Lots, #21222

BCPC did not have any comments on this plan.

Staff Summary; Subdivision of Parcel into a 13.06 and a 13.93 Acre Non-Building Lots, Same Owner

Middlesex Township

Weismann/Burk, Lot Line Revision, #21232

BCPC did not have any comments on this plan.

Staff Summary; Lot Line Revisions Between Neighbors

Penn Township

Wise, 1 Lot & Residual, #21213

BCPC did not have any comments on this plan.

Staff Summary; New 1.55 Acre Lot & 6.6 Acre Residual, Same Owners

Henry, Lot Line Revision, #21225

BCPC notes that the well and septic locations are not shown on this plan.

BCPC did not have any comments on this plan.

Staff Summary; Lot Consolidation, Same Owners

Slippery Rock Township

Neer, 1 Lot & Residual, #21219

BCPC did not have any comments on this plan.

**Staff Summary; Subdivision of a 78.18 Acre Non-Building Parcel
from a 121.4 Acre Parcel, Same Owner**

Summit Township

Dupe, 1 Lot & Residual, #21208

BCPC did not have any comments on this plan.

Staff Summary; New 8.615 Acres Building Lot

Respectfully submitted by
Joel R. MacKay, for
Ron Henshaw, Secretary