

Butler Township Planning Commission

April 4, 2017

The Butler Township Planning Commission held their regular Planning Commission meeting on Tuesday, April 4, 2017 at 6:00 p.m. at the Butler Township Municipal Building, 290 South Duffy Road, Butler, PA 16001.

In attendance were Planning Commission members: Chair Ron Henshaw, Vice-Chair Sam Zurzolo, Kim Christie, Fred Maihle, Jr. and Fred Vero. Secretary Ernie Oesterling and Brenda Collins were absent.

Also in attendance were Engineer Dan Deiseroth, Solicitor Larry Lutz and Zoning Officer Jesse Hines.

Chair Henshaw called the meeting to order followed by the pledge of allegiance to the flag.

Approval of February 7, 2017 Minutes

Motion by Maihle, Jr. to approve the minutes of February 7, 2017, seconded by Vero and carried unanimously.

Public Comment

No comments.

Butler County - Subdivision

Sunnyview Circle

The referenced Subdivision Plan is located along Morton Avenue / Sunnyview Circle in the A-1 (Agricultural) Zoned District within the I (Institutional) Overlay District. The plan proposes to subdivide the existing parcel into Lot 2 and Lot 3 to create separate parcels for Buildings 4 and 5.

Zoning Officer Hines gave an overview of the plan.

Engineer Deiseroth referenced Gateway Engineers' letter dated April 3, 2017, C-25086-0006. There are no outstanding comments.

Discussion was held regarding parking and access to the lots.

Motion by Vero to recommend granting a modification for odd shaped lots, seconded by Christie and carried unanimously.

Motion by Vero to recommend granting final approval of the Butler County Subdivision, seconded by Maihle, Jr. and carried unanimously.

Butler County Community College- Land Development
College Drive

Mr. Brian Opitz with BC3, Mr. David Harris with DPH Architects, and Ms. Sara Moore with Moore Design were in attendance to represent the Butler County Community College Land Development.

The referenced Land Development Plan is located along Old Plank Road in the R-2 (Multifamily Residential) Zoned District. The plan proposes the addition of a new 6,599 square foot building for the Children's Creative Learning Center.

Mr. Harris gave an overview of the plan. The plan will connect two existing buildings.

Engineer Deiseroth referenced Gateway Engineers' letter dated April 4, 2017, C-25081-0014. There are outstanding comments.

Discussion was held regarding parking. It was determined that the use will not change.

Discussion was held regarding child drop off, the play area, and fire connection.

Motion by Vero to recommend granting final approval of the Butler County Community College Land Development contingent upon:

1. Compliance with Gateway Engineers' letter dated April 4, 2017, C-25081-0014,
2. Posting of financial security in an amount and form acceptable to the Township Solicitor, and
3. Executed Developer's Agreement

seconded by Christie and carried unanimously.

Questions from the Media

There were no questions from the media.

Adjournment

Motion by Maihle, Jr. to adjourn at 6:40 p.m., seconded by Vero and carried unanimously.



Sam Zurzolo, Vice-Chair