

Butler Township Planning Commission

April 5, 2016

The Butler Township Planning Commission held their regular Planning Commission meeting on Tuesday, April 5, 2016, 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 Mark Swift, Secretary Ernie Oesterling, Kim Christie, Fred Maihle, Jr, and Sam Zurzolo. Vice-Chair Ron Henshaw and Brenda Collins were absent.

Also in attendance were Engineer Bryan Flaugh, Solicitor Larry Lutz, and Zoning Officer Jesse Hines.

Chair Swift called the meeting to order followed by a moment of silence and the pledge of allegiance to the flag.

Approval of March 1, 2016 Minutes

Motion by Zurzolo to approve the minutes of March 1, 2016, seconded by Maihle, Jr. and carried unanimously.

Public Comment

No comments.

Bright Hope Community Church - Land Development

Highland Avenue

Mr. Paul Hoover with Bright Hope Community Church and Mr. Richard Craft with Olsen and Associates were in attendance to represent the Bright Hope Community Church Land Development.

The referenced Land Development Plan is located along Highland Avenue in the R-1 (Single Family Residential) Zoned District. The plan proposes an addition of a 280 square foot stairwell on the west side of the existing church, a 1,280 square foot sanctuary on the east side, and an additional parking area.

Mr. Craft gave an overview of the project. He explained the changes to the plan since the March 1, 2016 Planning Commission Meeting.

Engineer Flaugh referenced Gateway Engineers' letter dated April 4, 2016, C-25614. There are minor outstanding comments. Engineer Flaugh went over the modification requests.

Discussion was held regarding the dimensions of the addition, parking, stairwell, and traffic flow.

Motion by Maihle, Jr. to recommend granting a modification from Butler Township Codified Ordinance, Chapter 252-37(L) to allow grading within 5 feet of the property boundary, seconded by Zurzolo and carried unanimously.

Motion by Zurzolo to recommend granting a modification from Butler Township Codified Ordinance, Chapter 242-21 to allow the detention system to not include an emergency spillway, seconded by Christie and carried unanimously.

Motion by Maihle, Jr. to recommend granting final approval of the Bright Hope Community Church Land Development contingent upon:

1. Compliance with Gateway Engineers' letter dated April 4, 2016, C-25614,
2. Posting of financial security in an amount and form acceptable to the Township Solicitor, and
3. Executed Developer's Agreement

seconded by Oesterling and carried unanimously.

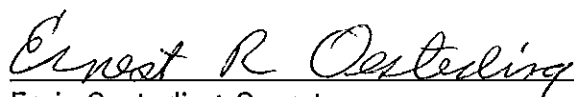
Other

Zoning Officer Hines stated that he has given all the Planning Commission Members a copy of the Amended Zoning Ordinance.

Chair Swift resigned from the Planning Commission effective immediately and read a prepared statement. Chair Swift stated that it was a privilege working with everyone since he was appointed in August 2005.

Adjournment

Motion by Zurzolo to adjourn at 6:18 p.m., seconded by Christie and carried unanimously.


Ernie Oesterling, Secretary