

Butler Township Planning Commission

April 7, 2015

The Butler Township Planning Commission held their regular Planning Commission meeting on Tuesday, April 7, 2015, 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, Vice-Chair Sam Zurzolo, Secretary Ernie Oesterling, Kim Christie, Ron Henshaw, and Fred Maihle, Jr. Brenda Collins was absent.

Also in attendance were Engineer Dan Deiseroth, 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 3, 2015 Minutes

Motion by Maihle, Jr. to approve the minutes of March 3, 2015, seconded by Vice-Chair Zurzolo and carried unanimously.

Public Comment

Mr. Sam Hoszwa – 120 Duncan Drive – Does not want any more well pads in Butler Township.

Mr. Mark Krenitsky – 139 Winterwood Drive – Wants more wells and thinks drilling is good.

Walowen - Subdivision

Eberhart Road

Mr. Ron Bole, with Dusheck Surveyors, was in attendance to represent the Walowen Subdivision.

The referenced Subdivision Plan is located along Eberhart Road in the R-1 (Single Family Residential) Zoned District. The plan proposes to subdivide an existing Parcel into two lots.

Discussion was held regarding the lot frontage on a public adopted road and lot width for Lot 2. Zoning Officer Hines explained the required 100' lot width would be measured at the 40' setback line.

Engineer Deiseroth referenced Gateway Engineers' letter dated April 7, 2015, C-25601; there are no outstanding comments.

Motion by Maihle, Jr. to recommend final approval of the Walowen Subdivision, seconded by Christie and carried unanimously.

Brenckles Farms & Greenhouses - Land Development

Evans City Road

Mr. Ron Olsen with Olsen & Associates LLC and Mr. Gary Brenckle, the land development applicant, were in attendance to represent the Brenckles Farms & Greenhouses Land Development.

The referenced Land Development Plan is located along Evans City Road in the C-1 (General Commercial) Zoned District. The plan proposes the removal and installation of new greenhouses and outdoor display area.

Engineer Deiseroth referenced Gateway Engineers' letter dated April 7, 2015, C-25602; there are outstanding comments.

Zoning Officer Hines gave an overview of the project.

Discussion was held regarding stormwater and parking.

Motion by Secretary Oesterling to recommend final approval of the Brenckles Farms & Greenhouses Land Development contingent upon compliance with Gateway Engineers' letter dated April 7, 2015, C-25602, seconded by Henshaw and carried unanimously.

Greenwood Plaza - Subdivision

New Castle Road

Mr. Rocco Magrino with PVE Sheffler and Mr. Zeden Jones with United Growth were in attendance to represent the Greenwood Plaza Subdivision.

The referenced Subdivision Plan is located along New Castle Road in the C-2 (Convenience Commercial) Zoned District. The plan proposes to consolidate four existing parcels and then subdivide into three lots.

Engineer Deiseroth referenced Gateway Engineers' letter dated April 7, 2015, C-25578-0001; there are no outstanding comments.

Motion by Maihle, Jr. to grant a modification for odd shaped lots 1, 2, and 3 in the Greenwood Plaza Subdivision, seconded by Vice-Chair Zurzolo and carried unanimously.

Motion by Secretary Oesterling to recommend final approval of the Greenwood Plaza Subdivision contingent upon final approval of the Greenwood Plaza Land Development, seconded by Henshaw and carried unanimously.

Greenwood Plaza - Land Development

New Castle Road

Mr. Rocco Magrino with PVE Sheffler and Mr. Zeden Jones with United Growth were in attendance to represent the Greenwood Plaza Land Development.

The referenced Land Development Plan is located along New Castle Road in the C-2 (Convenience Commercial) Zoned District. The plan proposes various commercial buildings and parking areas on each of the three lots.

Engineer Deiseroth referenced Gateway Engineers' letter dated March 23, 2015, C-25578-0001; there are outstanding comments.

Discussion was held regarding traffic. Mr. Randy Hake, representing Cedarwood Development, expressed his concerns regarding traffic.

Motion by Henshaw to recommend final approval of the Greenwood Plaza Land Development contingent upon:

1. Compliance with Gateway Engineers' letter dated March 23, 2015, C-25578-0001,
2. Compliance with Gateway Engineers' Transportation Impact Study Review letter dated March 20, 2015, C-25578-0000,
3. Financial security in an amount and form acceptable to the Township Solicitor, and
4. Executed Developer's Agreement

seconded by Christie and carried unanimously.

Speedway - Subdivision

Corner of Hansen Avenue & Fairground Hill Road

Mr. Todd Fleming with GreenbergFarrow was in attendance to represent the Speedway Subdivision.

The referenced Subdivision Plan is located at the intersection of Hansen Avenue and Fairground Hill Road in the C-2 (Convenience Commercial) Zoned District and H (Hansen Avenue Revitalization) Overlay District. The plan proposes to subdivide and consolidate lots.

Engineer Deiseroth referenced Gateway Engineers' letter dated April 7, 2015, C-25594-0001; there are outstanding comments.

Motion by Secretary Oesterling to recommend final approval of the Speedway Subdivision contingent upon:

1. Compliance with Gateway Engineers' letter dated April 7, 2015, C-25594-0001, and
2. Final approval of the Speedway Land Development

seconded by Vice-Chair Zurzolo and carried unanimously.

Speedway - Land Development

Corner of Hansen Avenue & Fairground Hill Road

Mr. Todd Fleming with GreenbergFarrow was in attendance to represent the Speedway Land Development.

The referenced Land Development Plan is located at the intersection of Hansen Avenue and Fairground Hill Road in the C-2 (Convenience Commercial) Zoned District and H (Hansen Avenue Revitalization) Overlay District. The plan proposes the razing of the existing structures and the construction of a new service station and convenience store.

Zoning Officer Hines gave an overview of the project. He explained that the applicant has gone before the Zoning Hearing Board for a Special Exception for the canopy.

Engineer Deiseroth referenced Gateway Engineers' letter dated April 7, 2015, C-25594-0001; there are outstanding comments.

Discussion was held regarding stormwater. Engineer Deiseroth needs to look into this item a little more before the Butler Township Board of Commissioners Meeting.

Discussion was held regarding parking.

Motion by Vice-Chair Zurzolo to recommend final approval of the Speedway Land Development contingent upon:

1. Compliance with Gateway Engineers' letter dated April 7, 2015, C-25594-0001,
2. Financial security in an amount and form acceptable to the Township Solicitor, and
3. Executed Developer's Agreement

seconded by Maihle, Jr. and carried unanimously.

Briston / XTO Well Pad - Land Development / Conditional Use
Dutchtown Road

Mr. Shawn Gallagher with Buchanan Ingersoll & Rooney PC; Mr. Kevin Brucha and Ms. Amy Dobkin with XTO; and Mr. Justin Stewart and Ms. Karla Coudriet with Gannett Fleming were in attendance to represent the Briston / XTO Well Pad Land Development / Conditional Use.

The referenced Land Development Plan is located along Dutchtown Road in the A-1 (Agricultural) Zoned District. The plan proposes the construction of a gas well.

Engineer Deiseroth referenced Gateway Engineers' letter dated April 7, 2015, C-25558-0004; there are outstanding comments.

Discussion was held regarding the modification requests.

Zoning Officer Hines gave an overview of the project and the conditional use.

Motion by Henshaw to recommend denying the modification request for the rate control requirement to reduce post construction stormwater flow to the 5 year pre-construction release rate, seconded by Secretary Oesterling and carried unanimously.

Motion by Henshaw to recommend approving the modification request from the requirement to utilize the construction details provided in township ordinance, Chapter 242-8, and utilize the construction details approved for use by the PADEP, seconded by Christie and carried unanimously.

Motion by Henshaw to recommend approving the modification request from Chapter 252-38.D.3 driveway width, seconded by Christie and carried unanimously.


Motion by Secretary Oesterling to recommend final approval of the Briston / XTO Well Pad Land Development contingent upon:

1. Compliance with Gateway Engineers' letter dated April 7, 2015, C-25558-0004,
2. Financial security in an amount and form acceptable to the Township Solicitor, and
3. Executed Developer's Agreement

seconded by Maihle, Jr. and carried unanimously.

Adjournment

Motion by Henshaw to adjourn at 7:53 p.m. seconded by Christie and carried unanimously.


Ernie Oesterling, Secretary