

**MINUTES OF THE  
REGULAR MEETING HELD  
July 13, 2015**

The regular meeting of the Butler Township Board of Commissioners was held on July 13, 2015 at 6:30 p.m. at the Butler Township Municipal Building, 290 S. Duffy Road, Butler, PA 16001. The following Commissioners were present: Pres. Joe Hasychak, Vice-Pres. Dave Zarnick, Commis. Sam Zurzolo and Commis. Charles M. Nedz. Commis. Joe Wiest was absent. Pres. Hasychak called the meeting to order followed by a moment of silence and the pledge of allegiance to the flag.

Also present were Manager Ed Kirkwood, Solicitor Larry Lutz, Engineer Dan Deiseroth and Zoning Officer Jesse Hines.

Commis. Hasychak asked if there were any corrections or additions to the minutes of the July 6, 2015 meeting. There being none the minutes will stand as presented.

Commis. Hasychak asked for public comment on agenda items. There was none.

Zoning Officer Hines presented information on the Brooks Lot Line Revision and recommended approval of the plan. Mary Ann Brookes was in attendance to represent the Brookes Lot Line Revision.

Solicitor Lutz commented that the legal aspects of the revision are in order.

Motion by Commis. Nedz to grant final approval of the Brookes Lot Line Revision, seconded by Commis. Zarnick. The vote was: Nedz: Yes; Zurzolo: Yes; Zarnick: Yes; Hasychak: Yes. Motion Carried.

Zoning Officer Hines presented information on the Seth / Noullet / Zgonina / Ritzert Lot Line Revision and recommended approval of this plan. Cassandra Seth was in attendance to represent the Seth / Noullet / Zgonina / Ritzert Lot Line Revision.

Engineer Deiseroth recommended approval of the plan.

Solicitor Lutz had no objections to the plan.

Motion by Commis. Nedz to grant a modification for odd shaped Lots 1, 2, 3, and 4 in the Seth / Noullet / Zgonina / Ritzert Lot Line Revision, seconded by Commis. Zarnick. The vote was: Nedz: Yes; Zurzolo: Yes; Zarnick: Yes; Hasychak: Yes. Motion Carried.

Motion by Commis. Nedz to grant final approval of the Seth / Noullet / Zgonina / Ritzert Lot Line Revision, seconded by Commis. Zarnick. The vote was: Nedz: Yes; Zurzolo: Yes; Zarnick: Yes; Hasychak: Yes. Motion Carried.

Zeden Jones, staff architect for the developer, United Growth, 999 Fifth Avenue, Suite 390, San Rafael, CA was present to represent the Greenwood Plaza Subdivision. He presented information on the revised subdivision and land development plan. Bob Evans

Restaurant will no longer be a part of this development. It will still include Dick's, Mattress Firm and Starbucks, with space for future development. A discussion followed.

Engineer Deiseroth presented his recommendations for the plan going forward if tenants change. The discussion continued.

Zoning Officer Hines explained the modification for grading and the land development.

Motion by Commis. Nedz to grant a modification for odd shaped lots 1, 2, 3, and 4 in the Greenwood Plaza Subdivision, seconded by Commis. Zurzolo. The vote was: Nedz: Yes; Zurzolo: Yes; Zarnick: Yes; Hasychak: Yes. Motion Carried.

Motion by Commis. Nedz to grant final approval of the Greenwood Plaza Subdivision contingent upon compliance with Gateway Engineers' letter dated June 29, 2015, Butler County Planning Commission review, and final approval of the Greenwood Plaza Land Development, seconded by Commis. Zurzolo. The vote was: Nedz: Yes; Zurzolo: Yes; Zarnick: Yes; Hasychak: Yes. Motion Carried.

Motion by Commis. Nedz to grant a modification for grading within 5 feet of the property boundary for the Greenwood Plaza Land Development, seconded by Commis. Zurzolo. The vote was: Nedz: Yes; Zurzolo: Yes; Zarnick: Yes; Hasychak: Yes. Motion Carried.

Motion by Commis. Nedz to pass Resolution #15-17, granting final approval of the Greenwood Plaza Land Development contingent upon:

1. Compliance with Gateway Engineers' review letter dated July 1, 2015
2. Compliance with Gateway Engineers' Traffic and Parking Study Review letter dated July 1, 2015,
3. Financial security in an amount and form acceptable to the Township Solicitor,
4. Executed Developer's Agreement which shall include a provision for cross easement of the private roads and a provision for township review of traffic patterns six months after the opening of Dick's, and
5. Butler County Planning Commission Review

Seconded by Commis. Zurzolo. The vote was: Nedz: Yes; Zurzolo: Yes; Zarnick: Yes; Hasychak: Yes. Motion Carried.

Engineer Deiseroth stepped down as Township Engineer for the next agenda item because of The Gateway Engineers, Inc. participation in the development. Bill Braun of Senate Engineering assumed the position of Township Engineer for this agenda item.

Zoning Officer Hines introduced Mike Ogin, The Gateway Engineers, Inc., representing the Keelan Land Development. Mr. Ogin presented information on the plan. Dr. Paul Keelan was also present representing the plan.

Engineer Braun asked Mr. Ogin to clarify the storm sewer plan. A discussion followed. Mr. Ogin explained that the current storm sewer will be relocated. Zoning Officer Hines explained that an easement agreement will be in place for this development.

Engineer Braun discussed the items in Senate Engineers letter dated June 30, 2015.

Dr. Paul Keelan explained that the building will house a general dental practice with full dental services.

The discussion continued.

Motion by Commis. Nedz to pass Resolution #15-18, granting final approval of the Keelan Land Development contingent upon:

1. Compliance with Senate Engineering Company's letter dated June 30, 2015,
2. Financial security in an amount and form acceptable to the Township Solicitor,
3. Executed Developer's Agreement,
4. Butler Area Sewer Authority Approval, and
5. Acceptable Storm Sewer Easement Agreement

Seconded by Commis. Zarnick. The vote was: Nedz: Yes; Zurzolo: Yes; Zarnick: Yes; Hasychak: Yes. Motion Carried.

Commis. Hasychak asked for public comment by township residents and taxpayers on any item of concern. There was none.

Questions were taken from the media.

Motion by Commis. Zarnick to adjourn the meeting at 7:37 p.m., seconded by Commis. Zurzolo and carried unanimously.

  
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Theresa Giesler