

Butler Township Planning Commission

February 2, 2016

The Butler Township Planning Commission held their regular Planning Commission meeting on Tuesday, February 2, 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: Vice-Chair Ron Henshaw, Secretary Ernie Oesterling, Kim Christie, Fred Maihle, Jr, and Sam Zurzolo. Chair Mark Swift and Brenda Collins were absent.

Also in attendance were Engineer Bryan Flaugh, Solicitor Rebecca Black, and Zoning Officer Jesse Hines.

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

Approval of January 5, 2016 Minutes

Motion by Maihle, Jr. to approve the minutes of January 5, 2016, seconded by Zurzolo and carried unanimously.

Public Comment

No comments.

Sierra Butler Associates Plan No. 4 - Subdivision

North Main Street

Mr. Boyd Ernzer with Fahringer McCarty Grey, Inc. was in attendance to represent the Sierra Butler Associates Plan No. 4 Subdivision.

The referenced Subdivision Plan is located along North Main Street in the C-2 (Convenience Commercial) Zoned District. The plan proposes to create a right-of-way for consideration of Township acceptance as a public road.

Mr. Ernzer gave an overview of the plan and discussed the requested modifications. Mr. Ernzer submitted revised plans the night of the meeting.

Zoning Officer Hines gave an overview of the plan.

Engineer Flaugh referenced Gateway Engineers' letter dated January 29, 2016, C-25451-0006. There are outstanding comments.

Discussion was held concerning the street light system; a note has been added to the plan stating that the street light system is not owned or operated by Butler Township. Solicitor Black would like the note to say that the owner of the street light system has the perpetual right and responsibility to maintain the system,

instead of it reading the owner of the street light system has the perpetual right to operate and maintain the system.

Motion by Zurzolo to recommend granting a modification to Section 252-23.B.(1) of the subdivision and land development ordinance to allow for the 50 foot radius along the right of way, seconded by Christie and carried unanimously.

Motion by Secretary Oesterling to recommend granting a modification to Section 252-23.B.(3)(b) of the subdivision and land development ordinance to allow for the 15 foot one way roadway, seconded by Maihle, Jr. and carried unanimously.

Motion by Maihle, Jr. to recommend granting a modification to Section 252-25.B. of the subdivision and land development ordinance to allow for the odd shape of Parcels A,B,C and D, seconded by Christie and carried unanimously.

Motion by Maihle, Jr. to recommend final approval the Sierra Butler Associates Plan No. 4 Subdivision contingent upon the following:

1. Compliance with Gateway Engineers' letter dated January 29, 2016, C-25451-0006,
2. Posting of financial security in an amount and form acceptable to the Township Solicitor, and
3. Executed Developer's Agreement

seconded by Secretary Oesterling and carried unanimously.

Dollar Tree - Land Development

Freeport Road

Mr. Harold Best with Struxures Architecture/Construction was in attendance to represent the Dollar Tree Land Development.

The referenced Land Development Plan is located along Freeport Road in the C-1 (General Commercial) Zoned District. The plan proposes an expansion to an existing building.

Mr. Best and Zoning Officer Hines gave an overview of the project.

There was discussion regarding PennDOT's scoping application; Mr. Best explained that they have contacted PennDOT and are waiting for a scoping application.

Discussion was held regarding stormwater.

Engineer Flaugh referenced Gateway Engineers' letter dated January 18, 2016, C-25183-0002. There are outstanding comments.

Motion by Maihle, Jr. to recommend final approval of the Dollar Tree Land Development contingent upon:

1. Compliance with Gateway Engineers' letter dated January 18, 2016, C-25183-0002,
2. Posting of financial security in an amount and form acceptable to the Township Solicitor, and
3. Executed Developer's Agreement

seconded by Secretary Oesterling and carried unanimously.

Sheetz - Land Development

New Castle Road

Mr. Anthony Valenti with Cain, Ackerman & McCormick, P.C. and Mr. David Mastrostefano with Sheetz were in attendance to represent the Sheetz Land Development.

The referenced Land Development Plan is located along New Castle Road in the C-2 (Convenience Commercial) Zoned District. The plan proposes remodeling of the existing convenience store with fueling islands.

Mr. Valenti and Mr. Mastrostefano gave an overview of the project. Mr. Valenti explained that they went before the Zoning Hearing Board for the canopy and signs.

Discussion was held regarding parking, PennDOT's scoping application, and impervious area.

Engineer Flaugh referenced Gateway Engineers' letter dated January 18, 2016, C-25613. There are outstanding comments.

Motion by Christie to recommend final approval of the Sheetz Land Development contingent upon:

1. Compliance with Gateway Engineers' letter dated January 18, 2016, C-25613,
2. Posting of financial security in an amount and form acceptable to the Township Solicitor, and
3. Executed Developer's Agreement

seconded by Secretary Oesterling and carried unanimously.

Adjournment

Motion by Maihle, Jr. to adjourn at 7:25 p.m., seconded by Secretary Oesterling and carried unanimously.


Ernie Oesterling, Secretary