

## Butler Township Planning Commission

February 7, 2017

The Butler Township Planning Commission held their regular Planning Commission meeting on Tuesday, February 7, 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, Secretary Ernie Oesterling, Kim Christie, and Fred Maihle, Jr. Brenda Collins and Fred Vero were absent.

Also in attendance were Engineer Matt Bagaley with The Gateway Engineers, Engineer Bill Braun with Senate Engineers, Solicitor Larry Lutz and Zoning Officer Jesse Hines.

Solicitor Lutz called the meeting to order followed by the pledge of allegiance to the flag.

### Reorganization of Board

Solicitor Lutz asked for nominations for the position of Chair, Vice-Chair, and Secretary.

Motion by Secretary Oesterling to reappoint Ron Henshaw as Chair, Sam Zurzolo as Vice-Chair and himself as Secretary, seconded by Christie and carried unanimously.

Solicitor Lutz turned the meeting over to Chair Henshaw.

### Approval of November 1, 2016 Minutes

Motion by Vice-Chair Zurzolo to approve the minutes of November 1, 2016, seconded by Maihle, Jr. and carried unanimously.

### Public Comment

No comments.

### Butler Township Vol. Fire District - Subdivision

Whitestown Road

Mike Blessel with Fire District #3 was in attendance to represent the Butler Township Vol. Fire District Subdivision.

Zoning Officer Hines gave an overview of the plan.

The referenced Subdivision Plan is located along Whitestown Road in the C-2 (Convenience Commercial) Zoned District within the H (Hansen Avenue Revitalization) Overlay District. The plan proposes to consolidate lots and then subdivide the lot to create separate parcels for the post office and fire hall.

Engineer Bagaley referenced Gateway Engineers' letter dated January 30, 2017, C-25629. There are outstanding comments. Revised drawings were received, but will need to be reviewed by The Gateway Engineers.

Motion by Secretary Oesterling to recommend granting a modification for odd shaped Lot 1 and Lot 2 and final approval of the Butler Township Vol. Fire District Subdivision contingent upon compliance with Gateway Engineers' letter dated January 30, 2017, C-25629, seconded by Maihle, Jr. and carried unanimously.

#### Courtyards at Krendale - Subdivision

South Benbrook Road

Mike Ogin with The Gateway Engineers and Brett Shultz with Weaver Homes were in attendance to represent the Courtyards at Krendale Subdivision.

The referenced Subdivision Plan is located along South Benbrook Road in the R-2 (Multifamily Residential) Zoned District. The plan proposes to consolidate two lots into one lot.

Mr. Ogin gave an overview of the plan. Weaver Homes is purchasing two lots to be combined into one lot.

Engineer Braun referenced Senate Engineering Company's letter dated January 27, 2017, #11696. There are outstanding comments. Revised plans were received, but will need to be reviewed by Senate Engineering Company.

Motion by Maihle, Jr. to recommend granting final approval of the Courtyards at Krendale Subdivision contingent upon compliance with Senate Engineering Company's letter dated January 27, 2017, #11696, seconded by Christie and carried unanimously.

#### Courtyards at Krendale - Land Development

South Benbrook Road

Mike Ogin with The Gateway Engineers and Brett Shultz with Weaver Homes were in attendance to represent the Courtyards at Krendale Land Development.

The referenced Land Development Plan is located along South Benbrook Road in the R-2 (Multifamily Residential) Zoned District. The plan proposes nine quad-style buildings, driveways, utility service lines, and stormwater infiltration basin.

Mr. Ogin gave an overview of the plan. The road, utilities and stormwater infrastructure was developed for 22 units, but Phase III was never completed. Kate Inc. withdrew Building 32. Weaver Homes is proposing nine quad-style buildings. They are not proposing any new infrastructure, except for the installation of an infiltration basin that is required for the NPDES Permit.

Zoning Officer Hines gave an overview of the plan. He stated that there will not be a need for bonding or a developer's agreement. Zoning Officer Hines stated that he met with the developer and the Butler Area Sewer Authority (BASA) and the developer will not need anything from BASA until they start construction of the buildings.

Engineer Braun referenced Senate Engineering Company's letter dated January 27, 2017, #11696. There are outstanding comments. Revised drawings were received, but will need to be reviewed by Senate Engineering Company.

Discussion was held regarding stormwater, addressing, and the homeowners association.

Motion by Secretary Oesterling to recommend granting final approval of the Courtyards at Krendale Land Development contingent upon compliance with Senate Engineering Company's letter dated January 27, 2017, #11696, seconded by Maihle, Jr. and carried unanimously.

#### Questions from the Media


There were no questions from the media.

#### Other

Zoning Officer Hines stated that he would like to revisit the zoning ordinance in regards to townhouses and asked the Planning Commission for their input.

#### Adjournment

Motion by Maihle, Jr. to adjourn at 6:43 p.m., seconded by Christie and carried unanimously.

  
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Ron Henshaw, Chair