

Butler Township Planning Commission

January 5, 2016

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

Also in attendance were Engineer Dan Deiseroth, Solicitor Rebecca Black, and Zoning Officer Jesse Hines.

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

Approval of November 3, 2015 Minutes

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

Public Comment

No comments.

Reorganization of Board

Chair Swift turned the meeting over to Solicitor Black to conduct the reorganization of the Board. Solicitor Black asked for nominations for the position of Chair. Motion by Vice-Chair Zurzolo to appoint Swift as Chair, seconded by Secretary Oesterling and carried unanimously.

Solicitor Black asked for nominations for the position of Vice-Chair. Motion by Maihle, Jr. to appoint Henshaw as Vice-Chair, seconded by Chair Swift and carried unanimously.

Solicitor Black asked for nominations for the position of Planning Commission Secretary. Motion by Chair Swift to appoint Oesterling as Secretary, seconded by Zurzolo and carried unanimously.

Solicitor Black turned the meeting over to Chair Swift.

Protzman - Subdivision

Home Avenue

Mr. Chris Protzman was in attendance to represent the Protzman Subdivision.

The referenced Subdivision Plan is located along Home Avenue in the R-2 (Multi-Family Residential) Zoned District. The plan proposes to subdivide the existing lot to create Revised Lot 25 and Revised Lot 26.

Zoning Officer Hines gave an overview of the plan and explained that we are waiting for DEP approval of their planning module.

Engineer Deiseroth referenced Gateway Engineers' letter dated January 4, 2016, C-25611. There are no outstanding comments.

Motion by Secretary Oesterling to recommend a modification for odd shaped lots in the Protzman Subdivision, seconded by Collins and carried unanimously.

Motion by Collins to recommend final approval of the Protzman Subdivision contingent upon receipt of DEP approved planning module, seconded by Secretary Oesterling and carried unanimously.

Green Properties - Subdivision #1

Bryson Road

Mr. Dan Green was in attendance to represent the Green Properties Subdivision #1.

The referenced Subdivision Plan is located along Bryson Road in the A-1 (Agricultural) Zoned District. The plan proposes to subdivide the existing parcel into Lot 1 and Lot 2.

Zoning Officer Hines gave an overview of the plan. Zoning Officer Hines explained that they wanted to create three lots, but because of it being in the A-1 (Agricultural) Zoned District, they could only create two lots.

Engineer Deiseroth referenced Gateway Engineers' letter dated January 4, 2016, C-25324-001. There are no outstanding comments.

Motion by Collins to recommend a modification for odd shaped lots in the Green Properties Subdivision #1, seconded by Zurzolo and carried unanimously.

Motion by Collins to recommend final approval of the Green Properties Subdivision #1, seconded by Secretary Oesterling and carried unanimously.

Green Properties - Subdivision #2

South Benbrook Road

Mr. Dan Green was in attendance to represent the Green Properties Subdivision #2.

The referenced Subdivision Plan is located along South Benbrook Road in the R-1 (Single Family Residential) Zoned District. The plan proposes to subdivide the existing parcel into Lot 1, Lot 2, and Lot 3.

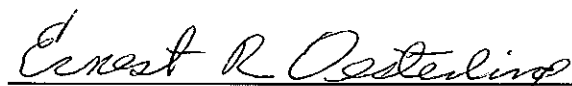
Zoning Officer Hines gave an overview of the plan.

Engineer Deiseroth referenced Gateway Engineers' letter dated January 4, 2016, C-25612. There are no outstanding comments.

Motion by Collins to recommend final approval of the Green Properties Subdivision #2, seconded by Maihle, Jr. and carried unanimously.

Adjournment

Motion by Collins to adjourn at 6:15 p.m., seconded by Maihle, Jr. and carried unanimously.



Ernie Oesterling, Secretary