

Butler Township Planning Commission

January 6, 2015

The Butler Township Planning Commission held their regular Planning Commission meeting on Tuesday, January 6, 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, Kim Christie, Brenda Collins, and Fred Maihle, Jr. Secretary Ernie Oesterling and Ron Henshaw were absent.

Also in attendance were Engineer Bill Braun, 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 December 2, 2014 Minutes

Motion by Maihle, Jr. to approve the minutes of December 2, 2014, seconded by Collins and carried unanimously.

Public Comment on Agenda Items

No comments.

Reorganization of Board

Chairman Swift turned the meeting over to Solicitor Lutz to conduct the reorganization of the Board. Solicitor Lutz asked for nominations for the position of Chair. Motion by Collins to appoint Swift as Chair, seconded by Zurzolo and carried unanimously.

Solicitor Lutz asked for nominations for the position of Vice-Chair. Motion by Chair Swift to appoint Zurzolo as Vice-Chair, seconded by Collins and carried unanimously.

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

Solicitor Lutz turned the meeting over to Chair Swift.

Keystone Ridge - Land Development

Mercer Road

Mr. Tom Swisher with The Gateway Engineers and Mr. Arthur Slear with Keystone Ridge were in attendance to represent the Keystone Ridge Land Development.

The referenced Land Development Plan is located along Mercer Road in the R-1 (Single Family Residential) Zoned District. The plan proposes a new 14,000 square foot manufacturing building, including additional parking and modifications to an existing stormwater management pond.

Mr. Swisher gave an overview of the project and explained that the applicant was granted a Special Exception by the Zoning Hearing Board on August 27, 2014.

Discussion was held regarding stormwater.

Discussion was held regarding the buffer.

Engineer Braun referenced Senate Engineering Company's letter dated January 5, 2015, #10996; there are outstanding comments.

Discussion was held regarding the permitted noise decibel. Zoning Officer Hines explained that the Township would need a statement from the developer assuring the Township that they would not exceed the permitted noise decibel.

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

1. Compliance with Senate Engineering Company's Letter Dated January 5, 2015, #10996,
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 Maihle, Jr. to adjourn at 7:17 p.m. seconded by Collins and carried unanimously.



Mark Swift, Chair