

Butler Township Planning Commission

July 5, 2016

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

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

Chair Henshaw called the meeting to order followed by the pledge of allegiance to the flag.

Approval of June 7, 2016 Minutes

Motion by Vice-Chair Zurzolo to approve the minutes of June 7, 2016, seconded by Maihle, Jr. and carried unanimously.

Public Comment

No comments.

Stockman - Subdivision

Oakdale Road

Ms. Cheryl Hughes with Land Surveyors was in attendance to represent the Stockman Subdivision.

The referenced Subdivision Plan is located along Oakdale Road in the R-1 (Single Family Residential) Zoned District. The plan proposes to subdivide a lot to create one new lot.

Zoning Officer Hines explained that we have received a planning module and it has been forwarded to DEP for approval. Zoning Officer Hines stated that there will be two existing sheds on the new proposed vacant lot that will need to be removed within 90 days of approval because you cannot have an accessory structure on a lot without a primary dwelling.

Engineer Flaugh referenced Gateway Engineers' letter dated June 20, 2016, C-25618. There are no outstanding comments.

Solicitor Black had no comments.

Motion by Secretary Oesterling to recommend granting a modification for an odd shaped lot, seconded by Christie and carried unanimously.

Motion by Collins to recommend granting final approval of the Stockman Subdivision contingent upon:

1. Receipt of DEP approved planning module, and
2. Razing of sheds within 90 days of approval

seconded by Secretary Oesterling and carried unanimously.

Roe / Roco Development- Subdivision

Meridian Road and Fontana Street

Ms. Cheryl Hughes with Land Surveyors was in attendance to represent the Roe / Roco Development Subdivision.

The referenced Subdivision Plan is located at the intersection of Meridian Road and Fontana Street in the R-1 (Single Family Residential) and C-2 (Convenience Commercial) Zoned Districts. The plan proposes lot line revisions.

Zoning Officer Hines gave an overview of the project.

Engineer Flaugh referenced Gateway Engineers' letter dated July 5, 2016, C-25619. There are no outstanding comments.

Solicitor Black had no comments.

Motion by Collins to recommend granting a modification for an odd shaped lot, seconded by Christie and carried unanimously.

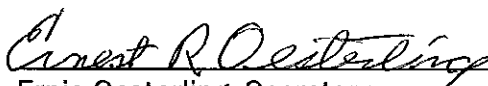
Motion by Secretary Oesterling to recommend granting final approval of the Roe / Roco Development Subdivision, seconded by Maihle, Jr. and carried unanimously.

Other

Zoning Officer Hines gave an update on the Gaiser Addiction Center Land Development. When they were before the Planning Commission they proposed to place the addition over the underground stormwater. They have revised the drawings to move the building 20' to get it away from the underground stormwater.

Adjournment

Motion by Maihle, Jr. to adjourn at 6:12 p.m., seconded by Collins and carried unanimously.



Ernie Oesterling, Secretary