

Butler Township Planning Commission

June 2, 2015

The Butler Township Planning Commission held their regular Planning Commission meeting on Tuesday, June 2, 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, Secretary Ernie Oesterling, Brenda Collins, Ron Henshaw, and Fred Maihle, Jr. Kim Christie was absent.

Also in attendance were Engineer Bill Braun with Senate Engineering Company, 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 May 5, 2015 Minutes

Motion by Collins to approve the minutes of May 5, 2015, seconded by Vice-Chair Zurzolo and carried unanimously.

Public Comment

No comments.

Foothold, LP / Starcher - Change of Zoning

Mercer Road

Mr. Joe Gray with The Gateway Engineers and Mrs. Heather Starcher were in attendance to represent the Foothold, LP / Starcher Change of Zoning.

The referenced change of zoning would amend Butler Township Codified Ordinance, Chapter 300 (Zoning), and all previous amendments thereto, by changing the zoning classification of Map & Parcel 56-5-4 from A-1 (Agricultural) to R-1 (Single Family Residential).

Mr. Gray and Zoning Officer Hines gave an overview of the Change of Zoning.

Motion by Secretary Oesterling to recommend amending Butler Township Codified Ordinance, Chapter 300 (Zoning), and all previous amendments thereto, by changing the zoning classification of Map & Parcel 56-5-4 from A-1 (Agricultural) to R-1 (Single Family Residential) contingent upon final approval of the Foothold, LP / Starcher Lot Line Revision, seconded by Collins and carried unanimously.

Foothold, LP / Starcher - Lot Line Revision

Mercer Road

Mr. Joe Gray with The Gateway Engineers and Mrs. Heather Starcher were in attendance to represent the Foothold, LP / Starcher Lot Line Revision.

The referenced lot line revision plan is located on Mercer Road in the A-1 (Agricultural) and R-1 (Single Family Residential) Zoned Districts. The plan proposes to convey parcel B-1 to Foothold LP and combine with seven existing parcels to create Lot 1.

Engineer Braun referenced Senate Engineering Company's letter dated May 28, 2015, #11169. There were outstanding comments, but it appears like the comments have been addressed in the revised drawings.

Motion by Maihle, Jr. to recommend final approval of the Foothold, LP / Starcher Lot Line Revision contingent upon compliance with Senate Engineering Company's letter dated May 28, 2015, #11169, seconded by Secretary Oesterling and carried unanimously.

KLTF - Change of Zoning
Independence Lane

Mr. Joe Gray with The Gateway Engineers and Mr. Brent Thomas were in attendance to represent the KLTF Change of Zoning.

The referenced change of zoning would amend Butler Township Codified Ordinance, Chapter 300 (Zoning), and all previous amendments thereto, by changing the zoning classification of part of the existing Tax Parcel IDs 056-1-8 and 056-1-9 and proposed Revised Tax Parcel ID 056-1-7A, Tract A and Tract B, of the proposed KLTF Lot Line Revision and Consolidation of Butler County Tax Parcels 056-1-7A, 056-1-8 and 056-1-9 from A-1 (Agricultural) to C-2 (Convenience Commercial).

Vice-Chair Zurzolo questioned the proposed parcel line and after discussion the developer agreed to amend his application consistent with the revised plan.

Motion by Collins to recommend amending Butler Township Codified Ordinance, Chapter 300 (Zoning), and all previous amendments thereto, by changing the zoning classification of part of the existing Tax Parcel IDs 056-1-8 and 056-1-9 and proposed Revised Tax Parcel ID 056-1-7A, Tract A and Tract B, of the proposed KLTF Lot Line Revision and Consolidation of Butler County Tax Parcels 056-1-7A, 056-1-8 and 056-1-9 from A-1 (Agricultural) to C-2 (Convenience Commercial) contingent upon final approval of the amended KLTF Lot Line Revision, seconded by Secretary Oesterling and carried unanimously.

KLTF- Lot Line Revision
Independence Lane

Mr. Joe Gray with The Gateway Engineers and Mr. Brent Thomas were in attendance to represent the KLTF Lot Line Revision.

The referenced lot line revision plan is located on Independence Lane in the A-1 (Agricultural) and C-2 (Convenience Commercial) Zoned Districts. The plan proposes to increase Lot 7A by combining a portion of Lots 8 and 9 and also making a new Lot 8. The parcel was altered consistent with the revised rezoning plan and after discussion the developer agreed to amend his application consistent with the revised plan.

Engineer Braun referenced Senate Engineering Company's letter dated May 28, 2015, #11168. There were outstanding comments, but it appears like the comments have been addressed in the revised drawings.

Motion by Maihle, Jr. to recommend final approval of the KLTF Lot Line Revision contingent upon compliance with Senate Engineering Company's letter dated May 28, 2015, #11168 and amending the plan as discussed, seconded by Collins and carried unanimously.

Agricultural Security Area - Seven Year Review

Joint Meeting with ASA Advisory Committee

Zoning Officer Hines stated that fourteen (14) years ago the Agricultural Security Area was created. The statute establishes the Agricultural Security Area requires a seven (7) year review. During the seven (7) year review persons can add to, delete, or modify the property in the Agricultural Security Area. The Butler Township Board of Commissioners will hold a hearing on July 20, 2015 at 7:00 p.m. at the Butler Township Municipal Building, 290 South Duffy Road, Butler.

Zoning Officer Hines reviewed the official list of the Agricultural Security Advisory Committee dated May 19, 2015: Ken Cypher (farmer), Randy Kummer (farmer), Yogi McCormick (farmer), Diane Maihle (citizen), and Commissioner Charles Nedz.

Motion by Kummer to recommend keeping the following properties in the Agricultural Security Area:

<u>OWNER</u>	<u>MAP & PARCEL #</u>	<u>ACREAGE</u>
Maihle, Fred L.	41-48	17.60
Nicklas, Chester M.	49-3	76.60
McCormick, Edward C.	57-1	52.24
Ball, Casper J. & Alice M.	58-1	101.24
Krelow, John W.	50-16	10.168
Krelow, John W.	50-17	32.50
Kummer, Randal L. & Kathleen A.	41-50	20.0
Sloan, Robert D. & Eleanor R.	49-4	43.45
Paytas, Albert & Dorothy	49-1A	4.93
Paytas, Albert & Dorothy	57-4	26.32
Andler, Charles M. et. al.	50-9	60.39
Studeney, Joseph G. & Mary K.	49-7	14.00
Sunnyview Home	48-A	135.76
DiCuccio, Gail H.	47-1	35.58
DiCuccio, Gail H.	47-3	72.49
Hortert, Louis & Janet	48-3	100.40
Lassinger, Raymond C & Peggy L.	48-2A	87.00
Schoenecker, Wayne & Eileen	56-10	40.00
Macurdy, Scott & Somple, Joyce	56-10N	20.38
Hinch-Smith Farm Fmly LTD	55-2	56.59
Hinch-Smith Farm Fmly LTD	56-13	17.89
Hinch-Smith Farm Fmly LTD	55-7	56.577
Hinch-Smith Farm Fmly LTD	56-11	48.80
Hinch-Smith Farm Fmly LTD	56-1	28.42
Hinchberger, Charles W. & Carol A.	64-6A	9.89
Maihle, Jr., Fred L.	26-83	11.9
Shepneck, Samuel L.	62-12	26.172

Kawulick, Shirley A. Trs.	54-39	31.21
Zurzolo, Sam J.	1-5	1.50
Zurzolo, Sam J.	1-5B	2.01
Zurzolo, Sam J.	9-1	5.22
Zurzolo, Sam J. & Bonnie	1-5C	4.99
Phillips Production Co.	50-7	60.13
French, David E. & Karen J	50-7E	13.95
Krelow, John W. & Carole A.	50-7D	72.55
Tombuco Inc.	50-7F	35.17
Ihlenfeld, Kandice & Keown, Thomas Jr.	36-2	32
Cunningham, Linda A. et. al.	64-7	12.31
Hinch-Smith Farm Fmly LTD	55-6	5.81
Motko, Jerome A. & Mary L.	54-31	24.07
Motko, Jerome A. & Mary L.	54-31B	.56
Cypher Family Trust et. al.	55-11	42.97
Fusca, Nicholas	54-E2	26.005
Grenci, Anthony F. & Brenda L.	54-29	20.00
Butler Farm Show	3F47-3	12.5
Butler Farm Show	3F47-4	4

seconded by Commissioner Nedz and carried unanimously.

Motion by Maihle, Jr. to recommend keeping the above mentioned properties in the Agricultural Security Area, seconded by Secretary Oesterling and carried unanimously.

Motion by Kummer to recommend modifying the following parcels in the Agricultural Security Area:

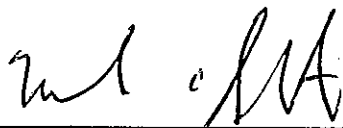
<u>OWNER</u>	<u>MAP & PARCEL #</u>	<u>ACREAGE</u>
Panei, Lois M. (formerly Espy, Norma J.)	14-7	19.25
Schaffner, David R. et. al. (formerly Schaffner, Thomas Jr. et. al.)	58-3	44.33
Campbell, Nancy & Noto, Kelly (formerly Campbell, Nancy)	10-11	39.81
Butler County	40-38	28.11 (formerly 31.67)
Butler County	40-38A (from 40-38)	3.50

seconded by McCormick and carried unanimously.

Motion by Collins to recommend modifying the above mentioned properties in the Agricultural Security Area, seconded by Secretary Oesterling and carried unanimously.

Adjournment

Motion by Maihle, Jr. to adjourn at 6:50 p.m. seconded by Collins and carried unanimously.



~~Ernie Oesterling, Secretary~~

Mark A. Swift - Chairman