

## Butler Township Planning Commission

November 1, 2016

The Butler Township Planning Commission held their regular Planning Commission meeting on Tuesday, November 1, 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, Fred Maihle, Jr. and Fred Vero. Kim Christie and Brenda Collins were absent.

Also in attendance were Engineer Dan Deiseroth, 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 October 4, 2016 Minutes

Motion by Vero to approve the minutes of October 4, 2016, seconded by Maihle, Jr. and carried unanimously.

### Public Comment

No comments.

### McGowan - Change of Zoning

South Duffy Road & Staley Avenue

The applicant, Robert McGowan, and Attorney John Bench with Dillon McCandless King Coulter & Graham were in attendance to represent the McGowan 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 & Parcels 11-D16A and 11-D17B from R-1 (Single Family Residential) to C-2 (Convenience Commercial).

Attorney Bench gave an overview of the change of zoning and asked Mr. McGowan to explain the history of the parcels. Mr. McGowan stated that he has seen the area changing and feels the parcels should be C-2 (Convenience Commercial).

Discussion was held regarding the Permitted Principle Uses in the C-2 (Convenience Commercial) Zoning District.

Zoning Officer Hines gave an overview of the change of zoning. He referenced a letter dated October 26, 2016 from Richard Grossman, Planning Consultant. He also stated that there is a Public Hearing scheduled before the Board of Commissioners' on November 21, 2016. Zoning Officer Hines explained that he would be concerned with the traffic that could be generated if a commercial use was permitted on the mentioned parcels.

Engineer Deiseroth agreed with Zoning Officer Hines that is it a busy section of the road. He also stated that the lot would be an irregular shape to develop.

Discussions were held in reference to stormwater, driveway access, Butler Township's Comprehensive Plan.

Solicitor Black agreed with the Planning Consultant's Letter. She does not believe there are any legal issues, but concerns with planning and zoning are present.

Attorney Bench feels the change of zoning should be recommended for approval because the applicant has been there for years, has seen the changes, and feels commercial is more appropriate.

Motion by Maihle, Jr. to recommend denying an ordinance amending Butler Township Codified Ordinance, Chapter 300 (Zoning), and all previous amendments thereto, by changing the zoning classification of Map & Parcels 11-D16A and 11-D17B from R-1 (Single Family Residential) to C-2 (Convenience Commercial), seconded by Secretary Oesterling and carried unanimously.

#### Questions from the Media

There were no questions from the media.

#### Other

Vice-Chair Zurzolo wished everyone a Happy Thanksgiving.

#### Adjournment

Motion by Maihle, Jr. to adjourn at 6:35 p.m., seconded by Vero and carried unanimously.

  
Ernie Oesterling, Secretary