

Butler Township Planning Commission

October 6, 2015

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

Also in attendance were Engineer Dan Deiseroth with The Gateway Engineers, Engineer Bill Braun with Senate Engineering, Solicitor Rebecca Black, 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 September 1, 2015 Minutes

Motion by Maihle, Jr. to approve the minutes of September 1, 2015, seconded by Vice-Chair Zurzolo and carried unanimously.

Public Comment

No comments.

Establish 2016 Meeting Dates

Motion by Vice-Chair Zurzolo to set January 5, February 2, March 1, April 5, May 3, June 7, July 5, August 2, September 6, October 4, November 1, and December 6 as the Planning Commission meeting dates for 2016, seconded by Secretary Oesterling and carried unanimously.

Keystone Ridge - Land Development

Mercer Road

Mr. Jonathan Garczewski with The Gateway Engineers was in attendance to represent the Keystone Ridge Land Development.

The referenced land development plan is located on Mercer Road in the R-1 (Single Family Residential) Zoned District. The plan proposes a two-story office building and sidewalk.

Mr. Garczewski gave an overview of the project.

Discussion was held regarding stormwater and parking spaces.

Engineer Braun referenced Senate Engineering Company's letter dated September 23, 2015, #11291. There are outstanding comments.

Discussion was held regarding the improvement bond; there is an increase in the buffer area and the improvement bond would need to be increased.

Solicitor Black explained that approval should be contingent upon determining what needs to be amended in regards to the improvement bond and developer's agreement.

Zoning Officer Hines explained that the applicant did go before the Zoning Hearing Board for the expansion of a non-conforming use.

Motion by Maihle, Jr. to recommend final approval of the Keystone Ridge Land Development contingent upon:

1. Compliance with Senate Engineering Company's letter dated September 23, 2015, #11291, and
2. Proper adjustment to the performance bond based upon the new land improvements

seconded by Secretary Oesterling and carried unanimously.

Butler Crossing Lot #5 - Land Development

New Castle Road

Mr. Salvatore Monroe and Mr. Randy Hake with Cedarwood Development and Mr. Jonathan Garczewski with The Gateway Engineers were in attendance to represent the Butler Crossing Lot #5 Land Development.

The referenced land development plan is located on New Castle Road in the C-1 (General Commercial) Zoned District. The plan proposes a new single-story multi-tenant commercial building

Mr. Monroe gave an overview of the project.

Engineer Braun referenced Senate Engineering Company's letter dated September 23, 2015, #11290. There are outstanding comments.

Discussion was held regarding the EQ Tanks.

Solicitor Black stated that she had no comments.

Zoning Officer Hines explained that there are five retail fronts and one restaurant.

Motion by Secretary Oesterling to recommend final approval of the Butler Crossing Lot #5 Land Development contingent upon:

1. Compliance with Senate Engineering Company's letter dated September 23, 2015, #11290,
2. Posting of 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.

Sierra Butler Associates Plan No. 4 - Subdivision

North Main Street

Mr. Boyd Ernzer with Fahringer McCarty Grey, Inc. and Mr. Keith McGraw with Sierra Vista Associates were in attendance to represent the Sierra Butler Associates Plan No. 4 Subdivision.

The referenced Subdivision Plan is located along North Main Street in the C-2 (Convenience Commercial) Zoned District. The plan proposes to create a right-of-way for consideration of Township acceptance as a public road.

Mr. Ernzer gave an overview of the plan. There is an existing road that goes back to two parcels and connects to Germaine Road. They are asking that the Township accept this as a public road.

Zoning Officer Hines explained the needed modifications for the 15 foot one way roadway, odd shaped lots, and 50 foot radius.

Engineer Deiseroth referenced Gateway Engineers' letter dated September 24, 2015, C-25451-0006. There are outstanding comments.

Discussion was held regarding the street lighting proposed for dedication.

Solicitor Black had no comments.

Motion by Vice-Chair Zurzolo to table the Sierra Butler Associates Plan No. 4 Subdivision for further review, seconded by Maihle, Jr. and carried unanimously.

Adjournment

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



Ernie Oesterling, Secretary