

Butler Township Planning Commission

March 1, 2016

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

Also in attendance were Engineer Dan Deiseroth, Solicitor Rebecca Black, and Zoning Officer Jesse Hines.

Vice-Chair Henshaw called the meeting to order followed by a moment of silence and the pledge of allegiance to the flag.

Approval of February 2, 2016 Minutes

Motion by Maihle, Jr. to approve the minutes of February 2, 2016, seconded by Zurzolo and carried unanimously.

Public Comment

No comments.

Bright Hope Community Church - Land Development

Highland Avenue

Mr. Paul Hoover with Bright Hope Community Church; Mr. Richard Craft with Olsen and Associates; and Ms. Cheryl Hughes with Land Surveyors were in attendance to represent the Bright Hope Community Church Land Development.

The referenced Land Development Plan is located along Highland Avenue in the R-1 (Single Family Residential) Zoned District. The plan proposes an addition of a 280 square foot stairwell on the west side of the existing church, a 1,280 square foot sanctuary on the east side, and an additional parking area..

Mr. Hoover and Ms. Hughes gave an overview of the project.

Mr. Craft gave an overview of the stormwater. They are proposing two inlets, using perforated pipe and stone backfill around the pipe.

Zoning Officer Hines gave an overview of the parking. Engineer Deiseroth questioned the parking lot circulation and if two cars were able to pass. Engineer Deiseroth explained that they may need a modification for the lane width.

Discussion was held regarding screening. Mr. Craft stated that they are proposed a 6' high privacy fence.

Engineer Deiseroth referenced Gateway Engineers' letter dated March 1, 2016, C-25614. There are outstanding comments.

Discussion was held regarding stormwater. Engineer Deiseroth questioned why they can't put in an overflow. Mr. Craft explained that the problem is the elevation; the pipe crossing is not low enough. Engineer Deiseroth feels that the Township needs to enter into an agreement for the maintenance of the stormwater, and if possible, take a further look to see if they can get a more formal overflow. Discussion was held regarding existing stormwater problems in that area.

Engineer Deiseroth questioned the lighting in the parking lot. Mr. Craft stated that they need to get measurements and were hoping to have wall lights and not free standing lights.

Discussion was held regarding grading within 5' of the property line. Zoning Officer Hines received a letter today asking for a modification.

Discussion was held concerning the location and slope of the speed bump. Mr. Craft explained that it is intended for stormwater.

Discussion was held regarding the existing shed. Mr. Hoover stated that it could be removed if it need to be removed.

Discussion was held regarding utilities.

Motion by Secretary Oesterling to recommend tabling the Bright Hope Community Church Land Development, seconded by Zurzolo and carried unanimously.

Adjournment

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


Ernie Oesterling, Secretary