

Butler Township Planning Commission

September 1, 2015

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

Also in attendance were Engineer Dan Deiseroth with The Gateway Engineers, 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 July 7, 2015 Minutes

Motion by Maihle, Jr. to approve the minutes of July 7, 2015, seconded by Vice-Chair Zurzolo and carried unanimously.

Public Comment

No comments.

KLTF - Subdivision

Greenwood Drive

Mr. Ron Kopko of Kopko Engineering was in attendance to represent the KLTF Subdivision.

The referenced subdivision plan is located on Greenwood Drive in the A-1 (Agricultural) Zoned District. The plan proposes to subdivide a lot creating Lot 1 for the PA American Water Company water booster pump installation and a residual Parcel.

Engineer Deiseroth referenced Gateway Engineers' letter dated August 28, 2015, C-25048-0008. There are no outstanding comments.

Motion by Secretary Oesterling to recommend a modification for odd shaped lots in the KLTF Subdivision, seconded by Vice-Chair Zurzolo and carried unanimously.

Motion by Vice-Chair Zurzolo to recommend final approval of the KLTF Subdivision, seconded by Maihle, Jr. and carried unanimously.

PA American Water - Land Development

Greenwood Drive

Mr. Ron Kopko of Kopko Engineering was in attendance to represent the PA American Water Land Development.

The referenced land development plan is located on Greenwood Drive in the A-1 (Agricultural) Zoned District. The plan proposes the installation of a water booster pump station and parking area.

Engineer Deiseroth referenced Gateway Engineers' letter dated August 18, 2015, C-25048-0009. There are outstanding comments.

Discussion was held regarding landscaping; only grass is proposed.

Discussion was held regarding lighting; there are two exterior LED lights.

Discussion was held regarding roof drains; they will go to the back of the building to the swale.

Discussion was held regarding stormwater and the 5,000 sq. ft. exemption.

Discussion was held regarding the temporary hydrant.

Motion by Secretary Oesterling to recommend final approval of the PA American Water Land Development contingent upon:

1. Compliance with Gateway Engineers' letter dated August 18, 2015, C-25048-0009,
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.

VNA & BRCC - Subdivision

Hindman Road

Mrs. Cheryl Hughes of Land Surveyors was in attendance to represent the VNA & BRCC Subdivision.

The referenced Subdivision Plan is located along Hindman Road in the C-1 (General Commercial) Zoned District. The plan proposes a lot line revision to clear up a parking issue.

Engineer Deiseroth referenced Gateway Engineers' letter dated August 28, 2015, C-25608. There are no outstanding comments.

Motion by Maihle, Jr. to recommend final approval of the VNA & BRCC Subdivision, seconded by Secretary Oesterling and carried unanimously.

Nerone - Subdivision

Old Eberhart Road

Zoning Officer Hines gave an overview of the Nerone Subdivision.

The referenced Subdivision Plan is located along Old Eberhart Road in the R-1 (Single Family Residential) Zoned District with I (Institutional) Overlay. The plan proposes a lot line revision.

Engineer Deiseroth referenced Gateway Engineers' letter dated August 17, 2015, C-25607. There are outstanding comments.

Motion by Vice-Chair Zurzolo to recommend final approval of the Nerone Subdivision contingent upon compliance with Gateway Engineers' letter dated August 17, 2015, C-25607, seconded by Maihle, Jr. and carried unanimously.


Other

Discussion was held regarding the new camera in the meeting room; if you zoom in or out you lose the picture and there are lines.

Motion by Secretary Oesterling to recommend fixing the camera in the meeting room, seconded by Vice-Chair Zurzolo and carried unanimously.

Adjournment

Motion by Vice-Chair Zurzolo to adjourn at 6:30 p.m. seconded by Maihle, Jr. and carried unanimously.


Ernie Oesterling, Secretary