

Butler Township Planning Commission

September 6, 2016

The Butler Township Planning Commission held their regular Planning Commission meeting on Tuesday, September 6, 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 Sam Zurzolo, Secretary Ernie Oesterling, Kim Christie, Brenda Collins, and Fred Maihle, Jr. Chair Ron Henshaw and Fred Vero were absent.

Also in attendance were Engineer Bryan Flaugh, Solicitor Larry Lutz, and Zoning Officer Jesse Hines.

Vice-Chair Zurzolo called the meeting to order followed by the pledge of allegiance to the flag.

Approval of August 2, 2016 Minutes

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

Public Comment

No comments.

Leroy - Subdivision

Fortieth Street

Mr. Mike Lewis was in attendance to represent the Leroy Subdivision for the applicant.

The referenced Subdivision Plan is located along Fortieth Street in the R-1 (Single Family Residential) Zoned District. The plan proposes to subdivide a lot into two lots.

Zoning Officer Hines gave an overview of the plan and explained that we have received a planning module and it has been forwarded to DEP.

Engineer Flaugh referenced Gateway Engineers' letter dated August 17, 2016, C-25622. There are no outstanding comments.

Discussion was held concerning stormwater. Zoning Office Hines explained that the applicant will not have to put in a stormwater system, but will have to account for new impervious area through the Best Management Practice in the DEP Manual, Act 167. They will have to put in dry sumps and swale the water.

Solicitor Lutz had no comments.

Maihle, Jr. wanted it on record that he is not in favor of small lots. Vice-Chair Zurzolo agreed.

Motion by Collins to recommend granting final approval of the Leroy Subdivision contingent upon receipt of a DEP approved planning module, seconded by Christie and carried unanimously.

Deshon Woods Development LLC - Change of Zoning
Evans City Road

Mr. Ted Cranmer was in attendance to represent the Deshon Woods Development LLC 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 56-11-7A from R-1 (Single Family Residential) with an I (Institutional) Overlay to C-1 (General Commercial).

Zoning Officer Hines gave an overview of the change of zoning. He referenced a letter dated August 28, 2016 from Richard Grossman, Planning Consultant. He also stated that there is a Public Hearing scheduled before the Board of Commissioners' on September 19, 2016.

Mr. Cranmer stated that the property is listed and they have about 30 people interested in the property. He stated that the goal is to have something in place by year end.

Engineer Flaugh had no comments.

Solicitor Lutz had no comment since there are no legal issues and it is a determination by the Board of Commissioners with the recommendation of the Planning Commission.

Motion by Collins to recommend passing an ordinance amending Butler Township Codified Ordinance, Chapter 300 (Zoning), and all previous amendments thereto, by changing the zoning classification of Map & Parcel 56-11-7A from R-1 (Single Family Residential) with an I (Institutional) Overlay to C-1 (General Commercial), seconded by Secretary Oesterling and carried unanimously.

Questions from the Media

There were no questions from the media.

Adjournment

Motion by Maihle, Jr. to adjourn at 6:22 p.m., seconded by Collins and carried unanimously.


Ernie Oesterling, Secretary