

Butler Township Planning Commission

April 3, 2018

The Butler Township Planning Commission held their regular Planning Commission meeting on Tuesday, April 3, 2018 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, Brenda Collins, and Fred Maihle, Jr. Planning Commission member Richard Schontz, Jr. was absent.

Also in attendance were Engineer Dan Deiseroth with Gateway Engineers, Solicitor Robert Zanella, and Zoning Officer Jesse Hines.

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

Approval of January 2, 2018 Minutes

Motion by Maihle, Jr. to approve the minutes of January 2, 2018, seconded by Vice-Chair Zurzolo and carried unanimously.

Public Comment

No comments.

Dittmer - Subdivision

Whitestown Road

Ms. Kassie Gusarenko, the property owners' daughter, was in attendance to represent the Dittmer Subdivision. Ms. Gusarenko gave an overview of the plan.

The referenced Subdivision Plan is located along Whitestown Road in the R-1 (Single Family Residential) Zoned District. The plan proposes to consolidate tax parcel 54-27-C50A1 with adjoining Parcel A and Parcel B.

Zoning Officer Hines gave an overview of the plan. Mr. Dittmer bought a 20' easement from the church and there is also a 10' piece of land that appears to be a paper alley on the Butler County GIS. Mr. Dittmer would like to consolidate his parcel with the 20' easement and the 10' paper alley.

Engineer Deiseroth referenced Gateway Engineers' letter dated March 20, 2018, C-25636. There are outstanding comments. It is their opinion that as long as the word reserve is not changed, they are okay to combine it with their lot. The applicant is just representing that they are consolidating their property, but the reserve or easement is still there.

Solicitor Zanella stated that his opinion is that they are fee simple owners of all three lots and the consolidation would not affect anyone's rights.

Motion by Secretary Oesterling to recommend granting a modification for odd shaped lot, seconded by Maihle, Jr. and carried unanimously.

Motion by Maihle, Jr. to recommend granting final approval of the Dittmer Subdivision contingent upon Gateway Engineers' letter dated March 20, 2018, C-25636, seconded by Secretary Oesterling and carried unanimously.

Winters - Subdivision

Old Plank Road

Mr. Kenneth Winters and Mr. David Winters were in attendance to represent the Winters Subdivision. Mr. Kenneth Winters gave an overview of the plan.

The referenced Subdivision Plan is located along Old Plank Road in the R-1 (Single Family Residential) Zoned District. The plan proposes to subdivide existing tax parcel 51-46-8 into Lot 1 and Lot 2.

Zoning Officer Hines gave an overview of the plan. He explained that they would like to create a flag lot to create another building lot. The property does not have access to public sewer, so they are planning to install a sand mound; therefore, they will need approval from the PA DEP.

Engineer Deiseroth referenced Gateway Engineers' letter dated March 20, 2018, C-25638. There are outstanding comments.

Motion by Secretary Oesterling to recommend granting a modification for odd shaped lot, seconded by Maihle, Jr. and carried unanimously.

Motion by Collins to recommend granting final approval of the Winters Subdivision contingent upon Gateway Engineers' letter dated March 20, 2018, C-25638, and PA DEP approval for an on-lot septic system, seconded by Secretary Oesterling and carried unanimously.

K. J. Frenchak Plan No. 2 - Subdivision

Oliver Drive

Mr. Ken Frenchak, Jr. was in attendance to represent the K. J. Frenchak Plan No. 2 Subdivision. Mr. Frenchak, Jr. gave an overview of the plan.

The referenced Subdivision Plan is located along Oliver Drive in the R-2 (Multi-Family Residential) Zoned District. The plan proposes to consolidate the existing Lot 1 and Lot 2.

Zoning Officer Hines gave an overview of the plan.

Engineer Deiseroth referenced Gateway Engineers' letter dated March 20, 2018, C-25637. There are outstanding comments.

Motion by Maihle, Jr. to recommend granting final approval of the K. J. Frenchak Plan No. 2 Subdivision contingent upon Gateway Engineers' letter dated March 20, 2018, C-25637, seconded by Collins and carried unanimously.

Questions from the Media

There were no questions from the media.

Other

Zoning Officer Hines explained that Kim Christie has resigned from the Planning Commission. He also handed out new Zoning Ordinances.

Adjournment

Motion by Secretary Oesterling to adjourn at 6:25 p.m., seconded by Vice-Chair Zurzolo and carried unanimously.


Ernie Oesterling, Secretary