

## Butler Township Planning Commission

July 10, 2018

The Butler Township Planning Commission held their regular Planning Commission meeting on Tuesday, July 10, 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, Mike Liebler, Fred Maihle, Jr. and Richard Schontz, Jr. Planning Commission member Brenda Collins was absent.

Also in attendance were Engineer Bryan Flaugh with Gateway Engineers, Solicitor Larry Lutz, 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 June 5, 2018 Minutes

Motion by Maihle, Jr. to approve the minutes of June 5, 2018, seconded by Schontz, Jr. and carried unanimously.

### Public Comment

No comments.

### Davis - Subdivision

South Eberhart Road

Mr. Wesley Davis was in attendance to represent the Davis Subdivision. Mr. Davis gave an overview of the plan.

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

Engineer Flaugh referenced Gateway Engineers' letter dated July 6, 2018, C-25641. There are no outstanding comments.

Motion by Secretary Oesterling to recommend granting a modification for odd shaped, seconded by Vice Chair Zurzolo and carried unanimously.

Motion by Secretary Oesterling to recommend granting final approval of the Davis Subdivision contingent upon Butler County review, seconded by Maihle, Jr. and carried unanimously.

### **Fairfield Southpointe, L.P. - Land Development**

Hillvue Drive

Mr. Keith Andreyko with Integrity Design was in attendance to represent the Fairfield Southpointe, L.P. Land Development. Mr. Andreyko gave an overview of the plan.

The referenced Land Development Plan is located along Hillvue Drive in the A-1 (Agricultural) Zoned District. The plan proposes renovations to Building 1 and the addition of 13 new storage units.

Zoning Officer Hines explained that they did go before the Butler Township Zoning Hearing Board and were granted a special exception for a comparable use not specifically listed. He also explained that they are not movable self-storage units, they are permanent structures.

Discussion was held regarding fencing, stormwater, EMS access, and what is able to be stored on the property.

Engineer Flaugh referenced Gateway Engineers' letter dated July 9, 2018, C-25201-0003. There are no outstanding comments.

Motion by Schontz, Jr. to recommend granting final approval of the Fairfield Southpointe, L.P. Land Development, seconded by Secretary Oesterling and carried unanimously.

### **PPC Lubricants - Land Development**

Bonnie Drive

Mr. Ron Olsen with Olsen Craft and Associates LLC, Mr. Mark Scott with PPC Lubricants, and Mr. Brent Thomas with W.K. Thomas were in attendance to represent the PPC Lubricants Land Development. Mr. Olsen gave an overview of the plan.

The referenced Land Development Plan is located along Bonnie Drive in the M (Manufacturing) Zoned District. The plan proposes the construction of a 1,460 square foot accessory storage building.

Discussion was held regarding the current lighting and Engineer Flaugh explained that it should be noted on the plans.

Discussion was held regarding storage. Zoning Officer Hines explained that Christopher Switala, Butler Township Fire Marshal has reviewed the plans.

Zoning Officer Hines explained that the property is in both Butler Township and Summit Township. The Secretary for Summit Township sent an e-mail saying that they declined the review.

Engineer Flaugh referenced Gateway Engineers' letter dated June 26, 2018, C-25310-0005. There are outstanding comments.

Motion by Vice Chair Zurzolo to recommend granting final approval of the PPC Lubricants Land Development contingent upon compliance with Gateway Engineers' letter dated June 26, 2018, C-25310-0005, seconded by Maihle, Jr. and carried unanimously.

### Questions from the Media

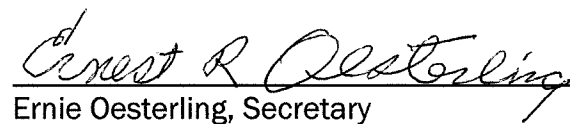
There were no questions from the media.

### Other

Chair Henshaw welcomed Mike Liebler and Richard Schontz, Jr. to the Planning Commission.

### Adjournment

Motion by Schontz, Jr. to adjourn at 6:35 p.m., seconded by Vice Chair Zurzolo and carried unanimously.

  
Ernie Oesterling, Secretary