

Butler Township Planning Commission

August 7, 2018

The Butler Township Planning Commission held their regular Planning Commission meeting on Tuesday, August 7, 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, Engineer Bill Braun with Senate Engineering, Solicitor Larry Lutz with Lutz and Pawk, 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 July 10, 2018 Minutes

Motion by Schontz, Jr. to approve the minutes of July 10, 2018, seconded by Maihle, Jr. and carried unanimously.

Public Comment

No comments.

Baglier – Land Development

Comfort Lane

Mr. Jonathan Garczewski with The Gateway Engineers was in attendance to represent the Baglier Land Development. Mr. Garczewski gave an overview of the plan.

The referenced Land Development Plan is located along Comfort Lane in the C-2 (Convenience Commercial) Zoned District. The plan proposes a new 13,125 SF automobile detailing building, parking, and stormwater management.

Mr. Garczewski explained that the existing stormwater management facility was redesigned to accommodate the current Township requirements and Butler County Conservation requirements for the NPDES. Buffering requirements will be met by using existing buffering and by adding a 6' high evergreen buffer where needed.

Zoning Officer Hines explained that the property is in the C-2 Zoned District; therefore, they will have to go before the Butler Township Zoning Hearing Board. The hearing is scheduled for August 29, 2018.

There was discussion regarding the draining easement. Mr. Garczewski stated that the easement will be vacated through a recorded document at Butler County.

Montgomery - Subdivision

Corner of New Castle Road & South Duffy Road

Mr. Anthony Cocca with Cocca Development was in attendance to represent the Montgomery Subdivision. Mr. Cocca gave an overview of the plan.

The referenced Subdivision Plan is located at the corner of New Castle Road and South Duffy Road in the C-2 (Convenience Commercial) Zoned District. The plan proposes to consolidate two lots into one lot.

Engineer Flaugh referenced Gateway Engineers' letter dated July 24, 2018, C-25644. There are outstanding comments.

Motion by Maihle, Jr. to recommend granting final approval of the Montgomery Subdivision contingent upon:

1. Compliance with Gateway Engineers' letter dated July 24, 2018, C-25644, and
2. Butler Area Sewer Authority Approval

seconded by Secretary Oesterling and carried unanimously.

Mattress Warehouse - Land Development

Corner of New Castle Road & South Duffy Road

Mr. Anthony Cocca with Cocca Development was in attendance to represent the Mattress Warehouse Land Development. Mr. Cocca gave an overview of the plan.

The referenced Land Development Plan is located at the corner of New Castle Road and South Duffy Road in the C-2 (Convenience Commercial) Zoned District. The plan proposes the construction of a 4,508 SF building and site improvements.

Discussion was held regarding the access points.

Engineer Flaugh referenced Gateway Engineers' letter dated July 24, 2018, C-25644-0001. There are outstanding comments.

Discussion was held regarding stormwater.

Motion by Secretary Oesterling to recommend granting final approval of the Mattress Warehouse Land Development contingent upon compliance with Gateway Engineers' letter dated July 24, 2018, C-25644-0001, seconded by Schontz, Jr. and carried unanimously.

KFC - Land Development

New Castle Road

Mr. James Liguori with Ampex Brands was in attendance to represent the KFC Land Development. Mr. Liguori gave an overview of the plan.

The referenced Land Development Plan is located along New Castle Road in the C-2 (Convenience Commercial) Zoned District. The plan proposes the construction of a new KFC Restaurant, drive thru and associated site improvements.

Zoning Officer Hines explained that there are twenty-nine comments on Gateway Engineers' review letter that are still outstanding. He has reached out to several people, but has not received any answers. He feels that there are too many outstanding comments to give approval tonight.

Engineer Flaugh referenced Gateway Engineers' letter dated July 24, 2018, C-25643. There are outstanding comments.

Solicitor Lutz stated that if the Board decides to table the Land Development, we are still within our 90-day approval time-frame.

Motion by Schontz, Jr. to table the KFC Land Development, seconded by Liebler and carried unanimously.

Questions from the Media

There were no questions from the media.

Adjournment

Motion by Maihle, Jr. to adjourn at 7:10 p.m., seconded by Vice Chair Zurzolo and carried unanimously.


Ernie Oesterling, Secretary