

Butler Township Planning Commission

November 6, 2018

The Butler Township Planning Commission held their regular Planning Commission meeting on Tuesday, November 6, 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: Vice Chair Sam Zurzolo, Secretary Ernie Oesterling, Mike Liebler, and Fred Maihle, Jr. Chair Ron Henshaw, Brenda Collins, and Richard Schontz, Jr. were absent.

Also in attendance were Engineer Dan Deiseroth with Gateway Engineers, Solicitor Rebecca Black with Lutz and Pawk, and Zoning Officer Jesse Hines.

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

Approval of October 2, 2018 Minutes

Motion by Liebler to approve the minutes of October 2, 2018, seconded by Maihle, Jr. and carried unanimously.

Public Comment

No comments.

C.V. Thomas - Subdivision

Vogel Road

No one was in attendance to represent the C.V. Thomas Subdivision.

The referenced Subdivision Plan is located on Vogel Road in the R-1 (Single Family Residential) Zoned District. The plan proposes to subdivide a parcel into two lots.

Zoning Officer Hines gave an overview of the plan. He explained that the applicant went before the Zoning Hearing Board and was granted a variance for lot width. He also explained that the applicant has submitted a Planning Module, but we are waiting for approval from PA DEP. Zoning Officer Hines stated that there is an accessory building on the newly created lot that would need to be removed before the mylar is signed.

Engineer Deiseroth referenced Gateway Engineers' letter dated October 24, 2018, C-25649. There are no outstanding comments.

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

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

1. Removal of the accessory building on the newly created lot, and
3. DEP approval of the Planning Module

seconded by Liebler and carried unanimously.

Davis - Subdivision

South Eberhart Road

No one was in attendance to represent the Davis Subdivision.

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.

Zoning Officer Hines gave an overview of the plan. He explained the plan was previously approved by the Board of Commissioners, but the applicant could not get the mortgage to sign off within the 90-day time frame; therefore, he had to resubmit. The applicant has paid off his mortgage, so the mortgage clause has been removed from the plan.

Engineer Deiseroth referenced Gateway Engineers' letter dated October 24, 2018, C-25641. There are no outstanding comments.

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

Motion by Liebler to recommend granting final approval of the Davis Subdivision, seconded by Maihle, Jr. and carried unanimously.

KFC - Land Development

New Castle Road

Mr. James Liguori with Ampex Brands and Mr. Jamey Chinnock with GPD Group were in attendance to represent the KFC Land Development. Mr. Chinnock 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.

Engineer Deiseroth referenced Gateway Engineers' letter dated October 31, 2018, C-25643. There are outstanding comments.

Discussion was held regarding the stormwater cross easement, HOP, entrance and exit.

Solicitor Black stated that a Developer's Agreement and Financial Security will need to be submitted for her review

Motion by Secretary Oesterling to recommend granting final approval of the KFC Land Development contingent upon:

1. Gateway Engineers' Letter dated October 31, 2018, C-25643,
2. Executed Developer's Agreement approved by the Township Solicitor,
3. Posting of Financial Security in the amount and form acceptable to the Township Solicitor,
4. Butler Area Sewer Authority Approval, and
5. Recorded Cross Easement for Stormwater

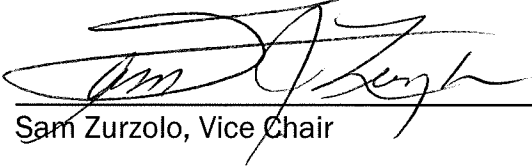
seconded by Liebler and carried unanimously.

Questions from the Media

There were no questions from the media.

Adjournment

Motion by Maihle, Jr. to adjourn at 6:28 p.m., seconded by Liebler and carried unanimously.



Sam Zurzolo, Vice Chair