

# Butler Township Planning Commission

January 8, 2019

The Butler Township Planning Commission held their regular Planning Commission meeting on Tuesday, January 8, 2019 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, Brenda Collins, Fred Maihle, Jr. and Richard Schontz, Jr. Chair Ron Henshaw, Secretary Ernie Oesterling, and Mike Liebler were absent.

Also in attendance were Engineer Bryan Flaugh with Gateway Engineers, Solicitor Larry Lutz 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.

## Reorganization of Board

Vice Chair Zurzolo turned the meeting over to Solicitor Lutz.

Motion by Schontz, Jr. to reappoint Ron Henshaw as Chair, Sam Zurzolo as Vice Chair and Ernie Oesterling as Secretary, seconded by Collins and carried unanimously.

Solicitor Lutz turned the meeting over to Vice Chair Zurzolo.

## Approval of November 6, 2018 Minutes

Motion by Collins to approve the minutes of November 6, 2018, seconded by Maihle, Jr. and carried unanimously.

## Public Comment

No comments.

## Butler Eye Care - Land Development

Evans City Road

Mr. Richard Craft with Olsen Craft and Associates, LLC and Dr. Michael McGrath was in attendance to represent the Butler Eye Care Land Development.

Mr. Craft gave an overview of the plan.

The referenced Land Development Plan is located along Evans City Road in the C-2 (Convenience Commercial) Zoned District. The plan proposes the construction of a two-story, 4,410 s.f. optometrist and office building, parking area, and associated infrastructure.

Zoning Officer Hines explained that the applicant will be going before the Zoning Hearing Board in February for a Comparable Use Not Specifically Listed. Zoning Officer Hines explained that the development will be right-in and right-out only.

Engineer Flaugh referenced Gateway Engineers' letter dated January 3, 2019, C-25217-0006. There are outstanding comments.

Motion by Schontz, Jr. to recommend granting final approval of the Butler Eye Care Land Development contingent upon:

1. Gateway Engineers' Letter dated January 3, 2019, C-25217-0006,
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. Approval by the Zoning Hearing Board for a Comparable Use Not Specifically Listed

seconded by Collins and carried unanimously.

#### Questions from the Media

There were no questions from the media.

#### Adjournment

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

  
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Ernie Oesterling, Secretary