

Butler Township Planning Commission

July 6, 2021

The Butler Township Planning Commission held their regular Planning Commission meeting on Tuesday, July 6, 2021 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, Brenda Collins, Fred Maihle, Jr. and Richard Schontz, Jr. Secretary Ernie Oesterling and Mike Liebler were absent.

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

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

Approval of June 1, 2021 Minutes

Motion by Collins to approve the minutes of June 1, 2021, seconded by Schontz, Jr. and carried unanimously.

Public Comment

No comments.

Butler Area School District – Land Development

Campus Lane

Mr. Brian Slamecka, Assistant Superintendent of the Butler Area School District; Mr. Adam Yaracs with IKM Architecture; and Mr. Graham Ferry with Sheffler & Company Inc. were in attendance to represent the Butler Area School District Land Development.

The referenced Land Development Plan is located off Campus Lane in the R-2 (Multifamily Residential) Zoned District. The plan proposes the construction of a 20,000 sf building addition.

Mr. Slamecka, Mr. Yaracs, and Mr. Ferry gave an overview of the plan. The Butler Area School District is planning on adding an addition that would connect the gymnasium, cafeteria and 300 wing of the Senior High School.

Revised drawings were submitted the day of the meeting and will need to be reviewed by the Township Engineer.

Zoning Officer Hines stated that the Butler Area Sewer Authority has approved the plans. He explained that there will still need to be a review of the property boundary between the Butler Area

High School and the Butler County Vo-Tech. He also explained that the stormwater plan was just submitted today and will need to be reviewed by Gateway Engineers.

Engineer Garczewski referenced Gateway Engineers' letter dated June 21, 2021, C-25030-0017. There are still outstanding comments.

Motion by Schontz, Jr. to recommend granting final approval of the Butler Area School District Land Development contingent upon:

1. Compliance with Gateway Engineers' letter dated June 21, 2021,
2. Executing a Developer's Agreement approved by the Township Solicitor,
3. Posting of Financial Security in the amount and form acceptable to the Township Solicitor,
4. Executing a Storm Water Operation and Maintenance Agreement,
5. Approval from the Butler Area Sewer Authority, and
6. Approval from DEP for the Planning Module

seconded by Collins and carried unanimously.

Autumn Woods – Land Development

Meridian Road

Mr. Graham Ferry with Sheffler & Company Inc. and the property owner Mr. Bob Brennan with Brennan Homes were in attendance to represent the Autumn Woods Land Development.

The referenced Land Development Plan is located at the intersection of Meridian Road and Winterwood Drive in the R-1 (Single Family Residential) Zoned District. The plan proposes the cluster development of 92 condominium units and a clubhouse along with public and private improvements.

Mr. Ferry and Mr. Brennan gave an overview of the plan. Mr. Ferry explained that the only change from the previously approved plans is that there will be two separate phases.

Mr. Brennan explained that financially he is better off splitting the project into two phases. He will not have to bond the improvements in Phase II until he gets final approval for Phase II. Phase I will consist of nine buildings and the community building.

Zoning Officer Hines stated that the lot consolidation has been recorded.

Engineer Garczewski referenced Gateway Engineers' letter dated June 28, 2021, C-25662. There are still outstanding comments.

Motion by Collins to recommend granting Preliminary and Final approval for Phase 1 and Preliminary approval only for Phase 2 of the Autumn Woods Land Development contingent upon:

1. Compliance with Gateway Engineers' letter dated June 28, 2021,
2. Executing a Developer's Agreement approved by the Township Solicitor,
3. Posting of Financial Security in the amount and form acceptable to the Township Solicitor,
4. Executing a Storm Water Operation and Maintenance Agreement, and
5. Approval from the Butler Area Sewer Authority.

seconded by Schontz, Jr. and carried unanimously.

Questions from the Media

There were no questions from the media.

Adjournment

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



Ernie Oesterling, Secretary