

## Butler Township Planning Commission

June 7, 2016

The Butler Township Planning Commission held their regular Planning Commission meeting on Tuesday, June 7, 2016, 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, Brenda Collins and Fred Vero. Kim Christie and Fred Maihle, Jr. were absent.

Also in attendance were Engineer Dan Deiseroth, Solicitor Larry Lutz, and Zoning Officer Jesse Hines.

Chair Henshaw called the meeting to order followed by the pledge of allegiance to the flag.

### Approval of May 3, 2016 Minutes

Motion by Collins to approve the minutes of May 3, 2016, seconded by Vice-Chair Zurzolo and carried unanimously.

### Public Comment

No comments.

### T. Farnen - Subdivision

Colleen Street

Mr. David Miller, representative for the applicant, was in attendance to represent the T. Farnen Subdivision.

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

Zoning Officer Hines gave an overview of the project.

Mr. Miller stated that there will be a shed on the proposed vacant lot that has to be moved onto the lot that has the primary dwelling.

Engineer Deiseroth referenced Gateway Engineers' letter dated May 24, 2016, C-25617. There are outstanding comments. Engineer Deiseroth has received revised plans, but still needs to review them.

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

Motion by Secretary Oesterling to recommend granting final approval of the T. Farnen Subdivision contingent upon:

1. Compliance with Gateway Engineers' Letter dated May 24, 2016, C-25617, and
2. The razing of the shed on Parcel 052-37-A130 within 90 days of approval

seconded by Vice-Chair Zurzolo and carried unanimously.

**Candleford Revision No. 1 - Subdivision**

Candleford Court

Mr. William Deemer was in attendance to represent the Candleford Plan Revision No. 1.

The referenced Subdivision Plan is located along Candleford Court in the R-1 (Single Family Residential) Zoned District. The plan proposes a lot consolidation.

Mr. Deemer gave an overview of the proposed subdivision. He would like to eliminate the lot line and put in the deed that the property owner for that lot would maintain the stormwater area.

Zoning Officer Hines also gave an overview of the plan.

Discussion was held regarding a rights and responsibilities and maintenance agreement for the stormwater. Solicitor Lutz stated that the language that was e-mailed from Steven Graff needs to be revised a little and put on plan.

Engineer Deiseroth referenced Gateway Engineers' letter dated May 24, 2016, C-25128-00005. There are outstanding comments.

Motion by Collins to recommend granting a modification for an odd shaped lot, seconded by Vero and carried unanimously.

Motion by Secretary Oesterling to recommend granting final approval of the Candleford Plan Revision No. 1 contingent upon:

1. Entering into a rights and responsibilities and maintenance agreement acceptable to the Township Solicitor for the stormwater pond and controls on the property, and
2. Compliance with Gateway Engineers' letter dated May 24, 2016, C-25128-00005

seconded by Collins and carried unanimously.

**Gaiser Building Addition – Land Development**

Old Plank Road

Mr. Rich Forsythe with 4-Most Group; Mr. Larry Smith with Engineering Development Inc.; and Ms. Linda Franiewski, Executive Director and Mr. Tom Myers with the Ellen O' Brien Gaiser Addiction Center were in attendance to represent the Gaiser Building Addition Land Development.

The referenced Land Development Plan is located along Old Plank Road in the R-1 (Single Family Residential) Zoned District. The plan proposes a 7,800 square foot building.

Mr. Smith gave an overview of the proposed land development.

Discussion was held regarding an updated existing conditions survey for the property. Engineer Deiseroth stated that he would need some kind of confirmation from Graff Surveying stating that what was submitted represents the true existing conditions for the area of the addition.

Zoning Officer Hines stated that the applicant went before the Zoning Hearing Board and they were granted a Special Exception for an expansion of a nonconforming use and reduction in the minimum required parking.

Discussion was held concerning the building being placed over the underground stormwater. Zoning Officer Hines stated that they can't deny the Land Development Plan based on this issue, but there may be a problem when it comes to the Building Code. Zoning Officer Hines suggested that a note be placed on the plan that states that Butler Township questions the placement of a building directly over an underground stormwater control system and if this design can comply with the adopted Building Code. Solicitor Lutz agrees that it is a concern, but it is not regulated under the Subdivision and Land Development Ordinance.

Engineer Deiseroth referenced Gateway Engineers' letter dated May 26, 2016, C-25526-0002. There are outstanding comments. Engineer Deiseroth has received revised plans, but still needs to further review them.

Motion by Collins to recommend granting final approval of the Gaiser Building Addition Land Development contingent upon:

1. Compliance with Gateway Engineers' letter dated May 26, 2016, C-25526-0002,
2. Posting of financial security in an amount and form acceptable to the Township Solicitor,
3. Executed Developer's Agreement, and
4. Noting that Butler Township questions the placement of a building directly over an underground stormwater control system and if this design can comply with the adopted Building Code

seconded by Vero and carried unanimously.

### Other

Chair Henshaw welcomed Fred Vero to the Planning Commission.

### Adjournment

Motion by Secretary Oesterling to adjourn at 6:40 p.m., seconded by Collins and carried unanimously.

  
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Ernie Oesterling, Secretary