

## Butler Township Planning Commission

October 4, 2016

The Butler Township Planning Commission held their regular Planning Commission meeting on Tuesday, October 4, 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, Kim Christie, Brenda Collins, Fred Maihle, Jr. and Fred Vero.

Also in attendance were Engineer Dan Deiseroth, Solicitor Rebecca Black, and Zoning Officer Jesse Hines.

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

### Approval of September 6, 2016 Minutes

Motion by Collins to approve the minutes of September 6, 2016, seconded by Vero and carried unanimously.

### Public Comment

No comments.

### Establish 2017 Meeting Dates

Motion by Secretary Oesterling to set January 3, February 7, March 7, April 4, May 2, June 6, July 11, August 1, September 5, October 3, November 7, and December 5 as the Planning Commission meeting dates for 2017, seconded by Christie and carried unanimously.

### Russell, Holbein, St. John's Reformed Church - Subdivision Buttercup & Meridian Roads

Mr. Patrick Russell was in attendance to represent the Russell, Holbein, St. John's Reformed Church Subdivision. Mr. Russell gave an overview of the plan.

The referenced Subdivision Plan is located along Buttercup and Meridian Roads in the R-1 (Single Family Residential) Zoned District. The plan proposes lot line revisions.

Zoning Officer Hines gave an overview of the plan.

Engineer Deiseroth referenced Gateway Engineers' letter dated September 16, 2016, C-25624. There are outstanding comments. Revised drawings have been received and Gateway Engineers will get us a new review letter.

Motion by Vero to recommend granting final approval of the Russell, Holbein, St. John's Reformed Church Subdivision contingent upon compliance with Gateway Engineers' letter dated September 16, 2016, C-25624, seconded by Maihle, Jr. and carried unanimously.

Huey - Subdivision  
Sawmill Run Road

Mr. Mike Huey was in attendance to represent the Huey Subdivision. Mr. Huey gave an overview of the plan.

The referenced Subdivision Plan is located along Sawmill Run Road in the R-1 (Single Family Residential) Zoned District. The plan proposes to create one new lot.

Engineer Deiseroth referenced Gateway Engineers' letter dated September 16, 2016, C-25625. There are outstanding comments. Revised drawings have been received and Gateway Engineers will get us a new review letter.

Zoning Officer Hines explained that a planning module has been submitted and we have received a letter from DEP.

Discussion was held regarding the flag lot and the strip of land that leads to Sawmill Run Road from the back property. The strip of land will be part of the flag lot and they will not need an easement.

Motion by Collins to recommend granting a modification for odd shaped lot in the Huey Subdivision, seconded by Secretary Oesterling and carried unanimously.

Motion by Maihle, Jr. to recommend granting final approval of the Huey Subdivision contingent upon compliance with Gateway Engineers' letter dated September 16, 2016, C-25625, seconded by Vero and carried unanimously.

Laskey - Subdivision  
Miller Street

Mr. John Laskey was in attendance to represent the Laskey Subdivision. Mr. Laskey gave an overview of the plan.

The referenced Subdivision Plan is located along Miller 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 plan.

Engineer Deiseroth referenced Gateway Engineers' letter dated September 23, 2016, C-25623. There are no outstanding comments.

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

Questions from the Media

There were no questions from the media.

Other

Zoning Officer Hines explained that Sierra Vista has withdrawn their application.

Zoning Officer Hines gave Planning Commission members a flyer on a course in Subdivision and Land Development Review.

Adjournment

Motion by Secretary Oesterling to adjourn at 6:15 p.m., seconded by Collins and carried unanimously.

  
Ernie Oesterling, Secretary