

Butler Township Planning Commission

September 5, 2017

The Butler Township Planning Commission held their regular Planning Commission meeting on Tuesday, September 5, 2017 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, Brenda Collins, Fred Maihle, Jr. and Fred Vero. Chair Ron Henshaw and Kim Christie were absent.

Also in attendance were Engineer Dan Deiseroth, Solicitor Larry Lutz 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 July 11, 2017 Minutes

Motion by Vero to approve the minutes of July 11, 2017, seconded by Collins and carried unanimously.

Public Comment

No comments.

Garber Family Limited Partnership - Subdivision

New Castle Road

Mr. Michael Sanford with Sanford Surveying and Engineering was in attendance to represent the Garber Family Limited Partnership Subdivision. He gave an overview of the plan.

The referenced Subdivision Plan is located on New Castle Road in the C-2 (Convenience Commercial) Zoned District. The plan proposes to consolidate two existing lots into one lot.

Engineer Deiseroth referenced Gateway Engineers' letter dated August 21, 2017, C-25586-0001. There are outstanding comments. Revised drawings were received, but will need to be reviewed by The Gateway Engineers.

Motion by Vero to recommend granting final approval of the Garber Family Limited Partnership Subdivision contingent upon compliance with Gateway Engineers' letter dated August 21, 2017, C-25586-0001, seconded by Maihle, Jr. and carried unanimously.

Burger King - Land Development

New Castle Road

Mr. Michael Sanford with Sanford Surveying and Engineering was in attendance to represent the Burger King Land Development. He gave an overview of the plan.

The referenced Land Development Plan is located on New Castle Road in the C-2 (Convenience Commercial) Zoned District. The plan proposes the construction of a new Burger King Restaurant and associated site improvements.

Discussion was held regarding curb cuts, parking, landscaping, stormwater and signage. Mr. Sanford explained that there are currently three curb cuts, but one will be eliminated.

Zoning Officer Hines stated that there was a pre-application meeting with PennDOT.

Discussion was held regarding the retaining wall and the information that would be needed for the building permit application.

Engineer Deiseroth referenced Gateway Engineers' letter dated August 22, 2017, C-25586-0002. There are outstanding comments. Revised drawings were received, but will need to be reviewed by The Gateway Engineers. Engineer Deiseroth further discussed stormwater and if there was a geotechnical report for the retaining wall.

Discussion was held regarding the no left turn signs. Mr. Sanford explained that you will be able to make a left turn out of the development.

Discussion was held regarding the need for a developer's agreement and bond.

Motion by Collins to recommend granting final approval of the Burger King Land Development contingent upon compliance with Gateway Engineers' letter dated August 22, 2017, C-25586-0002, seconded by Secretary Oesterling and carried unanimously.

R. A. Moculski - Subdivision
Garden Avenue

Mr. Stan Graff with Graff Surveying LLC was in attendance to represent the R. A. Moculski Subdivision. Mr. Graff gave an overview of the plan.

The referenced Subdivision Plan is located along Garden Avenue in the R-2 (Multi-Family) Zoned District. The plan proposes to consolidate a lot and unopened alley and then subdivide the lot into two parcels.

Zoning Officer Hines explained that a Planning Module is not needed because the lot used to be two lots and there are already existing sewer taps. He also explained that there will be a flag lot.

Engineer Deiseroth referenced Gateway Engineers' letter dated August 21, 2017, C-25634. There are outstanding comments. Revised plans were submitted, but will need to be reviewed by The Gateway Engineers.

Motion by Vero to recommend granting a modification for odd shaped Lot 2 in the R. A. Moculski Subdivision, seconded by Collins and carried unanimously.

Motion by Secretary Oesterling to recommend granting final approval of the R. A. Moculski Subdivision contingent upon compliance with Gateway Engineers' letter dated August 21, 2017, C-25634, seconded by Collins and carried unanimously.

Questions from the Media

There were no questions from the media.

Adjournment

Motion by Vero to adjourn at 6:25 p.m., seconded by Collins and carried unanimously.

Ernest R. Oesterling

Ernie Oesterling, Secretary