

## Butler Township Planning Commission

December 5, 2017

The Butler Township Planning Commission held their regular Planning Commission meeting on Tuesday, December 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: Chair Ron Henshaw, Vice-Chair Sam Zurzolo, Secretary Ernie Oesterling, Fred Maihle, Jr. and Fred Vero. Kim Christie and Brenda Collins were absent.

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

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

### Approval of November 7, 2017 Minutes

Motion by Vero to approve the minutes of November 7, 2017, seconded by Maihle, Jr. and carried unanimously.

### Public Comment

No comments.

### D. K. Holman - Subdivision

South Highland Avenue

Mr. Stan Graff, with Graff Surveying was in attendance to represent the D. K. Holman Subdivision. Mr. Graff gave an overview of the plan.

The referenced Subdivision Plan is located between South Highland Avenue and Vic's Lane in the R-1 (Single Family Residential) Zoned District. The plan proposes a lot line revision between two existing lots.

Zoning Officer Hines explained that there is a trailer on one of the lots that is land locked; therefore, they are creating a flag lot so that the lot will have access to South Highland Avenue.

Engineer Deiseroth referenced Gateway Engineers' letter dated November 21, 2017, C-25635. There are no outstanding comments.

Solicitor Black had no comments.

Motion by Vero to recommend granting final approval of the D. K. Holman Subdivision, seconded by Maihle, Jr. and carried unanimously.

### Zoning Ordinance Amendments

Zoning Officer Hines explained that the Zoning Ordinance Amendments were before the Planning Commission at their last meeting. After the last meeting Zoning Officer Hines, Solicitor Black, and Planning Consultant Grossman met to discuss the recommended changes.

Mr. Rick Grossman, Butler Township Planning Consultant, gave an overview of the proposed Zoning Ordinance Amendments. He discussed the communications towers and antennae sections.

Discussion was held regarding the height of the antennas on a building and non-building structure. Discussion was held regarding cluster developments.

Mr. Bob Brennan, Brennan Builders, was in attendance and offered suggestions on the Zoning Ordinance Amendments.


Motion by Vero to recommend approving the zoning ordinance amendments with the discussed changes, seconded by Secretary Oesterling. The vote was Chair Ron Henshaw: Yes, Vice-Chair Sam Zurzolo: Yes, Secretary Ernie Oesterling: Yes, Fred Maihle, Jr: No and Fred Vero: Yes. Motion carried.

### Questions from the Media

There were no questions from the media.

### Adjournment

Motion by Maihle, Jr. to adjourn at 6:55 p.m., seconded by Vice-Chair Zurzolo and carried unanimously.

  
Ernie Oesterling, Secretary