

Butler Township Planning Commission

July 14, 2020

The Butler Township Planning Commission held their regular Planning Commission meeting on Tuesday, July 14, 2020 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, Mike Liebler, Fred Maihle, Jr. and Richard Schontz, Jr.

Also in attendance were Engineer Jonathan Garczewski with Gateway Engineers, Solicitor Larry Lutz 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.

Approval of June 2, 2020 Minutes

Motion by Collins to approve the minutes of June 2, 2020, seconded by Schontz, Jr. and carried unanimously.

Public Comment

No comments.

Autumn Woods - Subdivision

Meridian Road

Brad Simmons with Sheffler & Company, Inc. and Robert Brennan with Brennan Homes were in attendance to represent the Autumn Woods Subdivision.

The referenced Subdivision Plan is located at the intersection of Meridian Road and Winterwood Drive in the R-1 (Single Family Residential) and C-2 (Convenience Commercial) Zoned District. The plan proposes the subdivision and consolidation of various lots.

Mr. Simmons and Mr. Brennan gave an overview of the plan.

Engineer Garczewski referenced Gateway Engineers' letter dated June 24, 2020, C-25662. There are outstanding comments.

Motion by Collins to recommend granting final approval of the Autumn Woods Subdivision contingent upon compliance with Gateway Engineers' letter dated June 24, 2020, C-25662, seconded by Schontz, Jr. and carried unanimously.

Autumn Woods - Land Development

Meridian Road

Brad Simmons with Sheffler & Company, Inc. and Robert 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) and C-2 (Convenience Commercial) Zoned District. The plan proposes a cluster development of 92 condominium units and a clubhouse along with public and private improvements to be constructed.

Mr. Simmons and Mr. Brennan gave an overview of the plan.

Discussion was held regarding the Highway Occupancy Permit. The applicant does not need to have a scoping meeting with PennDOT.

Discussion was held regarding screening. The applicant will leave the existing screening.

Discussion was held regarding trash collection. The applicant would like to have community dumpsters and not individual trash cans, but they still need to discuss this item more.

Discussion was held regarding water runoff and the wetlands. The units will have yard drains. Some water will go into the wetlands.

Engineer Garczewski referenced Gateway Engineers' letter dated June 24, 2020, C-25662. There are outstanding comments.

Solicitor Lutz explained that he still needs to review the easement. He did review the HOA and had minor comments that need to be addressed.

Discussion was held regarding the utilities. Zoning Officer Hines stated that we have letters from BASA and PA American Water, but are still waiting for the approved Planning Module.

Discussion was held regarding storm water. The applicant will be in compliance with Butler Township's storm water ordinance.

Discussion was held regarding unit numbers. There will be numbers to show what units are in each building.

Discussion was held regarding the proposed trails.

Motion by Schontz, Jr. to recommend granting final approval of the Autumn Woods Land Development contingent upon:

1. Compliance with Gateway Engineers' letter dated June 24, 2020, C-25662,
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. Approval from the Butler Area Sewer Authority,
5. Executing a Storm water Operation and Maintenance Agreement,
6. Approval of E&S and NPDES by the Butler County Conservation District,
7. Approval of Planning Module by the PA DEP, and
8. Review and approval of HOA, and Storm Water Easement documents by the Township Solicitor.

seconded by Liebler and carried unanimously.

Benevan Square - Subdivision

New Castle Road

Craig Bishop with HRG was in attendance to represent the Benevan Square Subdivision.

The referenced Subdivision Plan is located along New Castle Road in the C-1 (General Commercial) Zoned District. The plan proposes to subdivide the lot into three lots.

Mr. Bishop gave an overview of the plan.

Engineer Garczewski referenced Gateway Engineers' letter dated June 24, 2020, C-25428-0001. There are outstanding comments.

Motion by Schontz, Jr. to recommend granting final approval of the Benevan Square Subdivision contingent upon compliance with Gateway Engineers' letter dated June 24, 2020, C-25428-0001, seconded by Collins and carried unanimously.

Benevan Square – Land Development

New Castle Road

Craig Bishop with HRG was in attendance to represent the Benevan Square Land Development.

The referenced Land Development Plan is located along New Castle Road in the C-1 (General Commercial) Zoned District. The plan proposes three restaurants, a salon, oil change service facility, future retail space and associated site improvements.

Mr. Bishop gave an overview of the plan.

Discussion was held regarding storm water.

Discussion was held regarding the Highway Occupancy Permit. Right now there is a full access easement, but PennDOT would like it to be right in/right out.

Engineer Garczewski referenced Gateway Engineers' letter dated June 24, 2020, C-25428-0001. There are outstanding comments.

Solicitor Lutz explained that he needs to review the agreement with Hampton Inn.

Discussion was held regarding the drive thru; there will be a pickup window. People will order online and just pick up at the window.

Discussion was held regarding the shared access agreement for parking.

Motion by Collins to recommend granting final approval of the Benevan Square Land Development contingent upon:

1. Compliance with Gateway Engineers' letter dated June 24, 2020, C-25428-0001,
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. Approval from the Butler Area Sewer Authority,
5. Executing a Storm Water Operation and Maintenance Agreement,

6. Receipt of HOP for Storm Water connection,
7. Recording of the Cross Access Agreement,
8. Approval of E&S and NPDES by the Butler County Conservation District, and
9. Approval of Planning Module by the PA DEP,

seconded by Liebler and carried unanimously.

Questions from the Media

There were no questions from the media.

Adjournment

Motion by Collins to adjourn at 7:05 p.m., seconded by Vice Chair Zurzolo and carried unanimously.



Ernie Oesterling, Secretary