

**Butler Township Planning Commission  
Butler Township Municipal Building  
290 South Duffy Road  
August 3, 2021 @ 6:00 p.m.**

Opening of Meeting – Pledge of Allegiance

Approval of July 6, 2021 Minutes

Public Comment on Agenda Items

1. Wiest – Subdivision  
Alhambra Drive
2. Diehl Volkswagon of Butler – Land Development  
Pittsburgh Road
3. Questions from the Media

\* If you are unable to attend, please contact Theresa @ 724-283-3430 ext. 213.



A FULL-SERVICE CIVIL ENGINEERING FIRM

THE GATEWAY ENGINEERS, INC.

100 MCMORRIS ROAD.  
PITTSBURGH, PA 15205

412-921-4030 PHONE  
412-921-9960 FAX

www.gatewayengineers.com

July 26, 2021  
C-25653-0001

Butler Township Board of Commissioners  
290 South Duffy Road  
Butler, PA 16001

RE: Olivia J. Wiest Line Revision Review

Members of the Commission:

I have reviewed the above referenced consolidation plan located on Alhambra Drive in the R-1 Zoning District. The existing adjoining parcels, Tax Parcel 051-38-BE (1.00 acres) and Tax Parcel 051-38-BE2 (0.50 acres) are being consolidated to form Revised Lot 1 (1.50 acres). The plan dated June 29, 2021 as submitted by Land Surveyors, Inc. meets the technical requirements of the Subdivision and Land Development Ordinance and is in condition for consideration of approval with the following notations:

1. The Tax Parcel number for Ex. Lot 1 should be noted on the plan.
2. The Township may have additional comments.

The plan has been reviewed for conformance to the Code of the Township of Butler Ordinance standards only. The review is based on surveys and a plan prepared by others and assumes this information is correct and valid as submitted. If you should have any questions, please call.

Sincerely,  
THE GATEWAY ENGINEERS, INC.

A handwritten signature in black ink, appearing to read "Daniel S. Deiseroth", written over a white background.

Daniel S. Deiseroth, P.E.  
Township Engineer

cc: Butler Township Planning Commission  
Jesse Hines, Township Zoning Officer  
Rebecca Black, Township Solicitor's Office  
Jonathan Garczewski, Gateway Engineers  
Land Surveyors, Inc.  
Olivia Wiest, 101 Mountain View Lane, Butler, PA 16001

Know all men by these presents that I, OLIVIA J. WEST, of the Township of Butler County, do hereby certify that the foregoing is a true and correct copy of the original of the same as the same appears in the records of the County of Butler, Pa. In testimony whereof, I have hereunto set my hand and the seal of said County at Butler, Pa. this 29th day of June, 2021.

In Witness Whereof, I have set my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

PROPERTY OWNER: \_\_\_\_\_

COMMISSIONER OF PLANNING AND ZONING: \_\_\_\_\_

Before me, the undersigned, a Notary Public in and for the Commonwealth of Pennsylvania, do hereby certify that the foregoing is a true and correct copy of the original of the same as the same appears in the records of the County of Butler, Pa. In testimony whereof, I have hereunto set my hand and seal at Butler, Pa. this 29th day of June, 2021.

My Commission Expires the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

SECRETARY: \_\_\_\_\_

TITLE CLERK (if any): \_\_\_\_\_

WITNESSES: \_\_\_\_\_

OLIVIA J. WEST, Notary Public, 101 Mountain View Lane, Butler, PA 15001

Approved by the Board of Commissioners of the Township of Butler this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

SECRETARY: \_\_\_\_\_

Approved by the Butler Township Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

SECRETARY: \_\_\_\_\_

Approved by the Butler County Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

SECRETARY: \_\_\_\_\_

COMMISSIONER OF PLANNING AND ZONING: \_\_\_\_\_

Notary: \_\_\_\_\_

Owner: \_\_\_\_\_

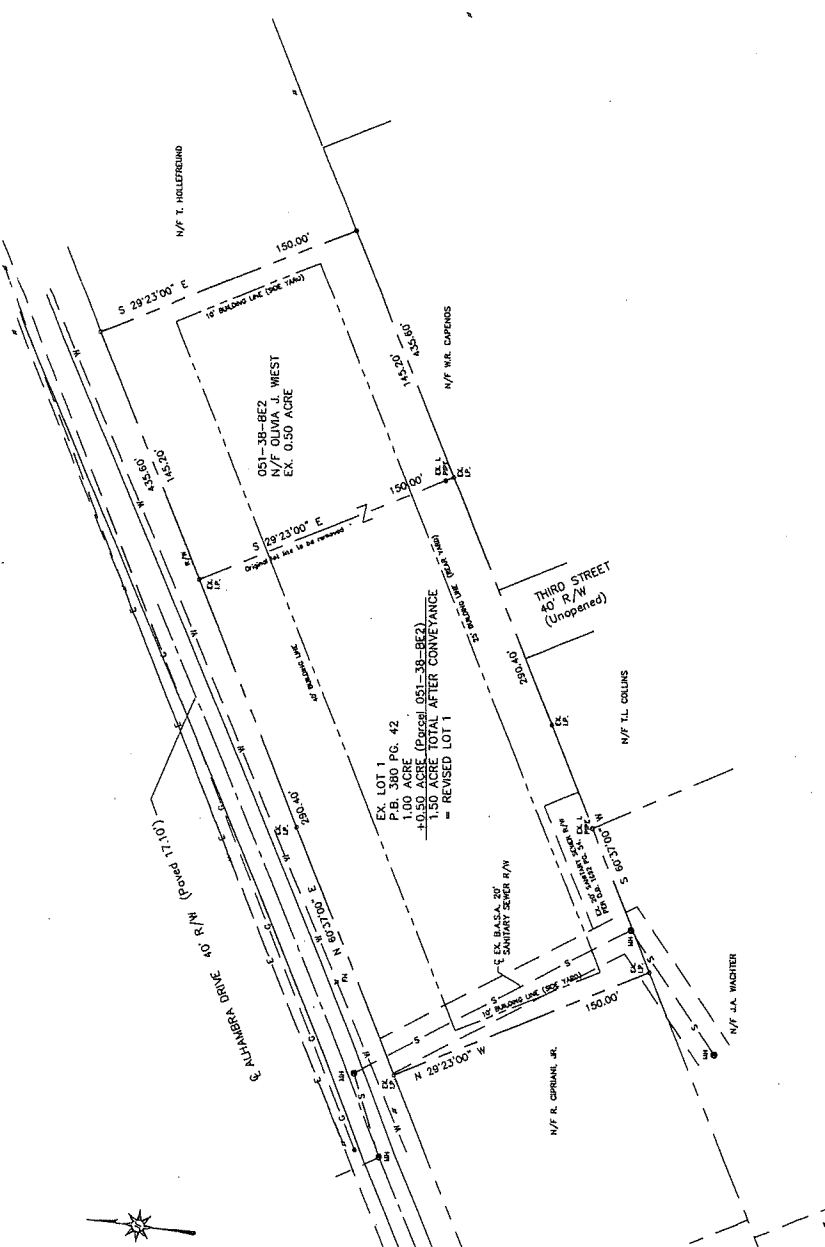
FORMER: \_\_\_\_\_

RECEIVED JUN 06 2021

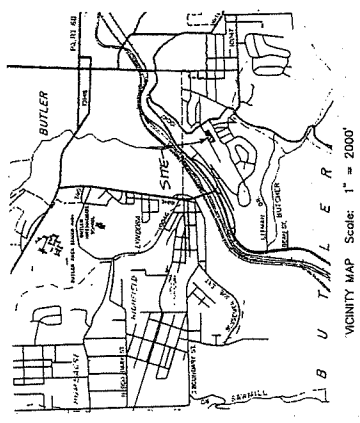
LOT LINE REVISION

FOR: OLIVIA J. WEST

SITUATE: BUTLER TWP., BUTLER CO., PA.



**NOTES:**  
 SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.  
 REF. SURVEY FOR JOHN WACHTER BY LAND SURVEYOR JOHN WACHTER, INC., BUTLER, PA, DATED 08/27/19, IS HEREBY REFERRED TO FOR THE LOCATION OF THE EXISTING SANITARY SEWER LINE AND THE LOCATION OF THE EXISTING LOT LINES.  
 ACCORDING TO THE LAND SURVEYOR'S STATEMENT, THE SANITARY SEWER LINE IS LOCATED AS SHOWN ON THE ATTACHED SURVEY AND IS TO BE MAINTAINED AS SHOWN.  
 THE PURPOSE OF THIS PLAN IS TO COMBINE THE ADJOINING PARCELS INTO REVISED LOT 1, REVISED LOT 2, REVISED LOT 3, REVISED LOT 4, REVISED LOT 5, REVISED LOT 6, REVISED LOT 7, REVISED LOT 8, REVISED LOT 9, REVISED LOT 10, REVISED LOT 11, REVISED LOT 12, REVISED LOT 13, REVISED LOT 14, REVISED LOT 15, REVISED LOT 16, REVISED LOT 17, REVISED LOT 18, REVISED LOT 19, REVISED LOT 20.  
 PROPERTY OWNER: OLIVIA J. WEST  
 101 MOUNTAIN VIEW LANE  
 BUTLER, PA 15001  
 ZONING: R-1: SINGLE FAMILY RESIDENTIAL, 1/2 ACRE MINIMUM LOT AREA, 15,000 S.F. MINIMUM LOT WIDTH, 10' SETBACKS  
 THE PURPOSE OF THIS PLAN IS TO COMBINE THE ADJOINING PARCELS INTO REVISED LOT 1, REVISED LOT 2, REVISED LOT 3, REVISED LOT 4, REVISED LOT 5, REVISED LOT 6, REVISED LOT 7, REVISED LOT 8, REVISED LOT 9, REVISED LOT 10, REVISED LOT 11, REVISED LOT 12, REVISED LOT 13, REVISED LOT 14, REVISED LOT 15, REVISED LOT 16, REVISED LOT 17, REVISED LOT 18, REVISED LOT 19, REVISED LOT 20.  
 REF. LOT LINE REVISION FOR JOHN WACHTER BY LAND SURVEYOR JOHN WACHTER, INC., DATED 08/27/19, IS HEREBY REFERRED TO FOR THE LOCATION OF THE EXISTING LOT LINES AND THE LOCATION OF THE EXISTING SANITARY SEWER LINE.  
 P.B. 380 PG. 42



VICINITY MAP Scale: 1" = 2000'





A FULL-SERVICE CIVIL ENGINEERING FIRM

THE GATEWAY ENGINEERS, INC.

100 MCMORRIS ROAD.  
PITTSBURGH, PA 15205

412-921-4030 PHONE  
412-921-9960 FAX

[www.gatewayengineers.com](http://www.gatewayengineers.com)

June 24, 2021  
C-25684

Butler Township Board of Commissioners  
290 South Duffy Road  
Butler, PA 16001

RE: Diehl Volkswagon of Butler  
Land Development

Members of the Commission:

I have reviewed the above referenced land development plan for a new car dealership located at 245 Pittsburgh Road (S.R. 8) in the in the C-2 Convenience Commercial Zoning District. The plan proposes an addition and interior renovations to the existing building, parking area, reconfiguration of stormwater controls and associated site improvements. The following are my comments with respect the plan dated June 8, 2021 as submitted by Hampton Technical Associates with regards to the requirements of the Code of Butler Township:

### **Zoning**

1. A vehicle sales and service center is a use by special exception in the C-2 zoning district and subject to Section 300-23. An application has been submitted to the Zoning Hearing Board for a special exception for the use.
2. Per Section 300-23(B)(65) Vehicle rental, sales and service:
  - a. All vehicles or other merchandise shall be a minimum of 5 ft from the property line.
  - b. All lights and light poles must be a minimum of 10 ft from any street right of way or property line, it appears the light poles along Pittsburgh Road do not meet the minimum requirement.
  - c. Any vehicle with external damage must be located inside an enclosed building or in an outdoor area which is screened by a 5 ft high compact evergreen hedge or opaques fence. Please note the location on the plan.
3. The zoning district of the adjoining properties must be labeled.

**Land Development**

1. The property owner's information must be noted on the plan, it appears the developer's information is shown.
2. The parcel area and tax parcel information must be shown on the plan.
3. The zoning district of the adjoining properties must be labeled.
4. The square footage of the existing building and proposed addition must be labeled.
5. Calculations used to determine the number of parking spaces must be added to the plan to verify compliance with Section 300-25(H).
6. Wheel stopes or a curb must be shown on the plan for the service and customer parking spaces. Bollards where parking is adjacent to and perpendicular to the building should also be considered.
7. The area of lot coverage should be noted on the plan to confirm the requirement for maximum lot coverage is met.
8. The proposed height of the new addition must be labeled.
9. A landscaping plan must be submitted to verify compliance with Section 252-38 (I).
10. Clear sight triangles per Section 300-22(C)(8) should be shown and noted on the plans.
11. A photometric plan has been submitted and appears to comply with the minimum of 1 footcandle throughout the paved area with the exception of the area in front of the existing 2-story building. Please revise as necessary.
12. No outdoor trash collection areas are shown on the plan. Please confirm all a dumpster location and provide a detail for the enclosure.
13. Roof drains, size, type and slope, must be shown on the plan.
14. A detail of the chain link fence must be shown on the plan.
15. A landscaping plan must be submitted to confirm the requirements of Section 300-25(A)(8) and (9) are met. The site material legend is unclear as shown on the site plan.

16. A seeding specification must be added to the plans.

### **Stormwater Management**

A Post Construction Stormwater Management Report has been provided, the following are my comments based on requirements of the Butler Township Stormwater Management Ordinance:

1. Per Section 242-21.B.(4) please provide an analysis proving that the 100-year post development flow rates are less than or equal to the 5-year pre-development flow rates.
2. Per Section 242-24.B.(2).(c).[1] please provide calculations for all stormwater BMPs including the storm sewer conveyance system.
3. An operation and maintenance agreement for the stormwater system will be required.

### **General**

1. The note for the requirement for a State Highway Occupancy Permit (HOP) in accordance with Section 252-12 (I)(5)(q) must be added to the plan. As stated in the project narrative, applications have been submitted, copies of the HOP must be sent to the Township upon receipt.
2. An NPDES will be required and has been submitted as stated in the project narrative, copies of the NPDES must be sent to the Twp upon receipt.
3. A cost estimate for the site amenities bond must be provided and will be reviewed under separate cover.
4. Financial security in an amount and form acceptable to the Township Solicitor must be provided for cost of the site amenities, and a developer's agreement must be executed.
5. The plans must be reviewed by the Fire Marshall.
6. As stated in the project narrative, the Butler Area Sewer Authority (BASA) is currently reviewing the plan, a copy of their approval letter must be sent to the Twp upon receipt.



A FULL-SERVICE CIVIL ENGINEERING FIRM

7. As stated in the project narrative a Planning Module is being submitted and will be reviewed under separate cover.
8. The Township may have additional comments.

The plan has been reviewed for conformance to the Code of the Township of Butler Ordinance standards only. The review is based on surveys and a plan prepared by others and assumes this information is correct and valid as submitted.

If you should have any questions, please call.

Sincerely,  
THE GATEWAY ENGINEERS, INC.

A handwritten signature in black ink, appearing to read "Daniel S. Deiseroth".

Daniel S. Deiseroth, P.E.  
Township Engineer

cc: Butler Township Planning Commission  
Jesse Hines, Township Zoning Officer  
Rebecca Black, Township Solicitor's Office  
Jonathan Garczewski, Gateway Engineers  
Butler Area Sewer Authority  
245 Pittsburgh Realty, LLC, 258 Pittsburgh, Road, Butler, PA 16002  
Diehl Realty, LP, 258 Pittsburgh, Road, Butler, PA 16002  
Matthew Schmidt, Hampton Technical Associates



A FULL-SERVICE CIVIL ENGINEERING FIRM

THE GATEWAY ENGINEERS, INC.

100 MCMORRIS ROAD.  
PITTSBURGH, PA 15205

412-921-4030 PHONE  
412-921-9960 FAX

[www.gatewayengineers.com](http://www.gatewayengineers.com)

July 21, 2021  
C-25684

Butler Township Board of Commissioners  
290 South Duffy Road  
Butler, PA 16001

RE: Diehl Volkswagon of Butler  
Stormwater Review

Members of the Commission:

I have reviewed the stormwater for the above referenced land development plan for a new car dealership located at 245 Pittsburgh Road (S.R. 8) in the in the C-2 Convenience Commercial Zoning District. The plan proposes an addition and interior renovations to the existing building, parking area, reconfiguration of stormwater controls and associated site improvements. The following are my comments with respect the revised Post Construction Stormwater Management Report, dated June 28, 2021 as prepared by Hampton Technical Associates with regards to the requirements of the Code of Butler Township:

1. 20% of the existing impervious area shall be modeled as meadow in cover in pre-development rate and volume calculations. Please revise your calculations, as necessary. Section 242-22.F.(4)
2. The pre-development time of concentration shall be calculated using the Lag Equation. Section 242-22.H.(1).(a). Please provide the calculations to confirm the time of concentrations provided in the hydrographs.
3. Please identify the underground detention systems as BMP 001 and BMP 002 (per the report) on both the plan sheet and construction details for each respective system.
4. For the water quality analysis shown through the PADEP worksheets, as the entire site ultimately drains to a common point of interest at the intersection of Route 8 and Vogel Road, please provide a combined evaluation of the entire site for the water quality volume analysis.
5. Please include the notes and statements listed in Section 242-24.A.(22).(a) thru (c) on the stormwater plan.





A FULL-SERVICE CIVIL ENGINEERING FIRM

6. An operation and maintenance agreement for the stormwater system will be required.
7. An NPDES will be required and has been submitted as stated in the project narrative, copies of the NPDES must be sent to the Twp upon receipt.
8. All other comments from Gateway Engineers' land development review letter dated June 24, 2021 must be addressed.
9. The Township may have additional comments.

The plan has been reviewed for conformance to the Code of the Township of Butler Ordinance standards only. The review is based on surveys and a plan prepared by others and assumes this information is correct and valid as submitted.

If you should have any questions, please call.

Sincerely,  
THE GATEWAY ENGINEERS, INC.

A handwritten signature in black ink, appearing to read "Daniel S. Deiseroth".

Daniel S. Deiseroth, P.E.  
Township Engineer

cc: Butler Township Planning Commission  
Jesse Hines, Township Zoning Officer  
Rebecca Black, Township Solicitor's Office  
Jonathan Garczewski, Gateway Engineers  
245 Pittsburgh Realty, LLC, 258 Pittsburgh, Road, Butler, PA 16002  
Diehl Realty, LP, 258 Pittsburgh, Road, Butler, PA 16002  
Matthew Schmidt, Hampton Technical Associates

