

# Butler Township Planning Commission

April 6, 2021

The Butler Township Planning Commission held their regular Planning Commission meeting on Tuesday, April 6, 2021 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, Mike Liebler, Fred Maihle, Jr., and Richard Schontz, Jr. Brenda Collins was absent.

Also in attendance were Engineer Bryan Flaugh with Gateway Engineers, Solicitor Rebecca Black 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 March 2, 2021 Minutes**

Motion by Schontz, Jr. to approve the minutes of March 2, 2021, seconded by Liebler and carried unanimously.

## **Public Comment**

No comments.

## **Gannon – Subdivision**

Little Stone Lane

Mr. & Mrs. Gannon were in attendance to represent the Gannon Subdivision.

The referenced subdivision plan is located off Crisswell Road on Little Stone Lane in the A-1 (Agricultural) Zoned District. The plan proposes lot line revisions.

Zoning Officer Hines gave an overview of the plan.

Engineer Flaugh referenced Gateway Engineers' letter dated February 15, 2021, C-25674. There are no outstanding comments.

Motion by Secretary Oesterling to recommend granting final approval of the Gannon Subdivision, seconded by Maihle, Jr. and carried unanimously.

## **Achezinski / Markle / Sechan Properties – Subdivision**

Herman Road

Ms. Cheryl Hughes with Land Surveyors, Inc. was in attendance to represent the Achezinski / Markle / Sechan Properties Subdivision.

The referenced subdivision plan is located off Herman Road in the M (Manufacturing) Zoned District. The plan proposes lot line revisions.

Zoning Officer Hines gave an overview of the plan.

Engineer Flaugh referenced Gateway Engineers' letter dated March 11, 2021, C-25676. There are no outstanding comments.

Motion by Liebler to recommend granting final approval of the Achezinski / Markle / Sechan Properties Subdivision, seconded by Schontz, Jr. and carried unanimously.

### **Zanotti & Slezak Metzler Holdings – Subdivision**

Pittsburgh Road

Ms. Cheryl Hughes with Land Surveyors, Inc. was in attendance to represent the Zanotti & Slezak Metzler Holdings Subdivision.

The referenced subdivision plan is located on Pittsburgh Road in the C-2 (Convenience Commercial) Zoned District. The plan proposes lot line revisions.

Zoning Officer Hines gave an overview of the plan.

Engineer Flaugh referenced Gateway Engineers' letter dated March 19, 2021, C-25246-0001. There are no outstanding comments.

Motion by Secretary Oesterling to recommend granting final approval of the Zanotti & Slezak Metzler Holdings Subdivision, seconded by Liebler and carried unanimously.

### **Robertson – Subdivision**

Meridian Road

Ms. Cheryl Hughes with Land Surveyors, Inc. was in attendance to represent the Robertson Subdivision.

The referenced subdivision plan is located on Meridian Road in the R-1 (Single Family Residential) Zoned District. The plan proposes to subdivide a lot into two lots.

Zoning Officer Hines gave an overview of the plan. He stated that the developer has submitted a planning module and we are waiting for approval from the Butler Area Sewer Authority.

Solicitor Black commented on the landlocked parcel. The change that is being made with this plan will not affect the access that the landlocked parcel had or will have in the future. The parcel was already landlocked.

Engineer Flaugh referenced Gateway Engineers' letter dated March 24, 2021, C-25677. There are still outstanding comments.

Motion by Schontz, Jr. to recommend granting a modification for odd shaped Lot 2 in the Robertson Subdivision, seconded by Liebler and carried unanimously.

Motion by Secretary Oesterling to recommend granting final approval of the Robertson Subdivision contingent upon compliance with Gateway Engineers' letter dated March 24, 2021, C-25677, seconded by Maihle, Jr. and carried unanimously.

### **Heusey – Subdivision**

Young Avenue

Ms. Cheryl Hughes with Land Surveyors, Inc. was in attendance to represent the Heusey Subdivision.

The referenced subdivision plan is located on Young Avenue in the R-2 (Multifamily Residential) Zoned District. The plan proposes a lot consolidation.

Zoning Officer Hines gave an overview of the plan.

Engineer Flaugh referenced Gateway Engineers' letter dated March 24, 2021, C-25668. There are no outstanding comments.

Motion by Maihle, Jr. to recommend granting final approval of the Heusey Subdivision, seconded by Secretary Oesterling and carried unanimously.

### **Highfield Trails 100 - Subdivision**

South Duffy & Highfield Roads

Mr. Brad Simmons with Sheffler & Company, Inc., Mr. Josh Haydo with Wooster & Associates, and the developer Mr. Jerry Oliver were in attendance to represent the Highfield Trails 100 Subdivision.

The referenced Subdivision Plan is located along Highfield Road in the R-1 (Single Family Residential) Zoned District. The plan proposes a cluster development of 100 single family lots with public and private improvements.

Mr. Simmons gave an overview of the plan. He explained that there will be three new roads and sidewalks, the stormwater basin will be designed to Township standards, and the sanitary system will be tied into an existing manhole on Preston Drive. He explained that they have submitted revisions to Gateway Engineers. Mr. Simmons stated that they are seeking preliminary and final approval for Phase I and preliminary approval for Phase II.

Discussion was held regarding Phase I and Phase II. Phase I will consist of 75 lots and Phase II will consist of 25 lots. It was pointed out that they will need to come back to Butler Township for final approval for Phase II.

Zoning Officer Hines stated that he would like a revised narrative stating that there will be 100 lots not 113 like the narratives currently states.

Discussion was held regarding buffering, sidewalks, and the open space. It was pointed out that where is shows future development on the plans, it does not mean future development of the open space. Mr. Simmons explained that he can't dedicate the open space until after Phase II is completed.

Zoning Officer Hines explained that we have received a DEP approved planning module and the Butler Area Sewer Authority has reviewed Phase I.

Engineer Flaugh referenced Gateway Engineers' letter dated March 25, 2021, C-25664-0001. There are still outstanding comments. Engineer Flaugh stated that the developer has provided responses to Gateway Engineers' letter and they are still reviewing the responses. He also stated that there may be a need for an easement for the pipe at corner of South Duffy Road and Preston Drive.

Mr. Simmons stated that he does not believe there would be an easement needed because the culvert is already in place, they are just upgrading the culvert.

Commissioner Zurzolo questioned the status of the monument. Mr. Oliver gives his word that the memorial will be given all the respect it deserves for everyone that has served this country.

Discussion was held regarding the parking area for the Highfield Community Association. Solicitor Black stated that it is her opinion that it is not something that is required for this plan.

Mr. Tim Holt of 253 North Boundary Street was in attendance. He is concerned with where the roads are coming out onto Highfield Road. He questioned the maintenance of the sidewalks. He requested an impact fee be placed on the development for unknown impacts. He is not opposed to development, he just wants to maintain privacy.

Discussion was held regarding impact fees. Butler Township has not adopted impact fees.

Solicitor Black explained that the sidewalk maintenance will be in the HOA.

Mr. Ken Shultz of 232 Abner Drive was in attendance. He commented that the parking should have stayed with the Highfield Community Association and should not have been allowed to be sold if it was needed for their parking. He questioned the wooded area being used for the buffer and the monument. He requested that something be put in the home owner's covenants that there will be no yard waste or dumping in the open space. Mr. Shultz also questioned how the homes will be built.

Mr. Oliver stated that there will be one or two model homes and then the rest of the homes will be built to suit. They homes will range from \$260,000 to \$320,000.

Mr. Joel Blum of 462 South Duffy Road was in attendance. He questioned the possibility of having an access point off of Butler Road.

Mr. Simmons stated that originally they had an entrance off Butler Road, but there was a sight distance issue.

Motion by Schontz, Jr. to recommend granting preliminary approval for Phase I (75 lots) and Phase II (25 lots) of the Highfield Trails 100 Subdivision totaling 100 lots and final approval of Phase I consisting of 75 lots; contingent upon:

1. Compliance with Gateway Engineers' letter dated March 25, 2021,
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. Executing a Storm Water Operation and Maintenance Agreement,
5. Solicitor's approval of the creation of the Homeowners Association in conformance with 300-22 M. (6) & (7).
6. Approval from the Butler Area Sewer Authority

seconded by Secretary Oesterling and carried unanimously.

### **Questions from the Media**

There were no questions from the media.

### **Adjournment**

Motion by Maihle, Jr. to adjourn at 7:30 p.m., seconded by Schontz, Jr. and carried unanimously.

  
Ernie Oesterling, Secretary