

Butler Township Planning Commission

May 4, 2021

The Butler Township Planning Commission held their regular Planning Commission meeting on Tuesday, May 4, 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 Jonathan Garczewski 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 April 6, 2021 Minutes

Motion by Schontz, Jr. to approve the minutes of April 6, 2021, seconded by Liebler and carried unanimously.

Public Comment

No comments.

Hurley – Subdivision

Plateau Street

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

The referenced subdivision plan is located on Plateau Street in the R-1 (Single Family Residential) Zoned District. The plan proposes lot line revisions.

Ms. Hughes gave an overview of the plan.

Discussion was held regarding paper alleys. Solicitor Black explained that it was never opened and is beyond the point that it could be opened. If they are not opened, accepted or developed in anyway, then according to law, the owner of the land abutting the paper alley would own up to the middle point of the unopened alley. Solicitor Black explained that this is a right-of-way and any deeds that are recorded will need to reference the right-of-way.

Engineer Garczewski referenced Gateway Engineers' letter dated April 30, 2021, C-25680. There are no outstanding comments.

Motion by Secretary Oesterling to recommend granting a modification for odd shaped lot in the Hurley Subdivision, seconded by Schontz, Jr. and carried unanimously.

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

Butler Area School District – Land Development

Campus Lane

Mr. Adam Yaracs and Mr. Matt Hansen with IKM Architecture; Mr. Graham Ferry with Sheffler & Company Inc.; and Mr. Les Zang with the Butler Area School District were in attendance to represent the Butler Area School District Land Development.

The referenced Land Development Plan is located off Campus Lane in the R-2 (Multifamily Residential) Zoned District. The plan proposes the construction of a 10,300 sf building and basketball court.

Mr. Yaracs gave an overview of the plan.

Discussion was held regarding fire safety. The fire trucks will have access from both sides.

Discussion was held regarding Butler Area Sewer Authority (BASA) approval. BASA has review the plan.

Discussion was held regarding stormwater. There will not be any new impervious area, so stormwater is not required.

Engineer Garczewski referenced Gateway Engineers' letter dated April 20, 2021, C-25030-0016. There are still outstanding comments. Engineer Garczewski explained that he has received revised drawings and a new letter has been drafted.

Motion by Schontz, Jr. to recommend granting final approval of the Butler Area School District Land Development contingent upon:

1. Compliance with Gateway Engineers' letter dated April 20, 2021,
2. Review by the Butler Township Fire Marshal, and
3. 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 Vice Chair Zurzolo to adjourn at 6:30 p.m., seconded by Maihle, Jr. and carried unanimously.



Ernie Oesterling, Secretary