

## **Butler Township Planning Commission**

**August 3, 2021**

The Butler Township Planning Commission held their regular Planning Commission meeting on Tuesday, August 3, 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, Secretary Ernie Oesterling, Brenda Collins, Fred Maihle, Jr. and Richard Schontz, Jr. Vice-Chair Sam Zurzolo and Mike Liebler were 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 and a moment of silence.

### **Approval of July 6, 2021 Minutes**

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

### **Public Comment**

No comments.

### **Wiest – Subdivision**

Alhambra Drive

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

The referenced Subdivision Plan is located on Alhambra Drive in the R-1 (Single Family Residential) Zoned District. The plan proposes the consolidation of two lots into one lot.

Ms. Hughes gave an overview of the plan.

Engineer Garczewski referenced Gateway Engineers' letter dated July 29, 2021, C-25653-0001. There are no outstanding comments.

Motion by Maihle, Jr. to recommend granting final approval of the Wiest Subdivision, seconded by Collins and carried unanimously.

## **Diehl Volkswagon of Butler – Land Development**

Pittsburgh Road

Mr. Tom Taylor with Hampton Technical Associates was in attendance to represent the Diehl Volkswagon of Butler Land Development.

The referenced Land Development Plan is located at 245 Pittsburgh Road in the C-2 (Convenience Commercial) Zoned District. The plan proposes an addition and interior renovations to the existing building, parking area, reconfiguration of stormwater controls and associated site improvements.

Mr. Taylor gave an overview of the plan.

Zoning Officer Hines explained that the developer received Zoning Hearing Board approval for the use as a special exception.

Discussion was held regarding stormwater, easement with Sheetz, parking, screening, and the highway occupancy permit.

Engineer Garczewski referenced Gateway Engineers' letters dated June 24, 2021, C-25684 and July 21, 2021, C-25684. There are still outstanding comments.

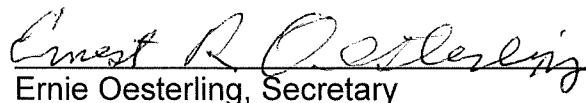
Motion by Schontz, Jr. to table the Diehl Volkswagon of Butler Land Development, seconded by Collins and carried unanimously.

### **Questions from the Media**

There were no questions from the media.

### **Adjournment**

Motion by Collins to adjourn at 6:33 p.m., seconded by Secretary Oesterling and carried unanimously.

  
Ernie Oesterling, Secretary