

Butler Township Planning Commission

October 5, 2021

The Butler Township Planning Commission held their regular Planning Commission meeting on Tuesday, October 5, 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, and Fred Maihle, Jr. Brenda Collins, Mike Liebler, and Richard Schontz, Jr. were absent.

Also in attendance were Engineer Jonathan Garczewski with Gateway Engineers, Solicitor Brian Farrington with Lutz, Pawk & Black, and Zoning Officer Jesse Hines.

Chair Henshaw called the meeting to order at 6:15 p.m. due to the lack of a quorum at 6:00 p.m. This was followed by the pledge of allegiance to the flag and a moment of silence.

Approval of September 7, 2021 Minutes

Motion by Vice-Chair Zurzolo to approve the minutes of September 7, 2021, seconded by Maihle, Jr. and carried unanimously.

Public Comment

No comments.

Establish 2022 Meeting Dates

Motion by Secretary Oesterling to set January 4, February 1, March 1, April 5, May 3, June 7, July 5, August 2, September 6, October 4, November 1, and December 6 as the Planning Commission meeting dates for 2022, seconded by Maihle, Jr. and carried unanimously.

Werner – Subdivision

McCalmont Road

Mr. Richard Craft with Olsen Craft & Associates LLC was in attendance to represent the Werner Subdivision.

The referenced Subdivision Plan is located on McCalmont Road in the A-1 (Agricultural) Zoned District. The plan proposes to subdivide a parcel into Lot 3 and Revised Parcel A.

Mr. Craft gave an overview of the plan.

Zoning Officer Hines explained that they will need DEP approval for their on-lot sewage system.

Engineer Garczewski referenced Gateway Engineers' letter dated September 28, 2021, C-25226-0003. There are no outstanding comments.

Motion by Secretary Oesterling to recommend granting a modification for odd shaped lots, seconded by Maihle, Jr. and carried unanimously.

Motion by Secretary Oesterling to recommend granting final approval of the Werner Subdivision contingent upon DEP approval of the planning module, seconded by Maihle, Jr. and carried unanimously.

Rotunda – Subdivision

Buttercup Road

Zoning Officer Hines represent the Rotunda Subdivision.

The referenced Subdivision Plan is located on Buttercup Road in the R-1 (Single Family Residential) Zoned District. The plan proposes to subdivide a parcel into Lot 1 and Lot 2.

Zoning Officer Hines gave an overview of the plan. He explained that they will need DEP approval of their planning module.

Engineer Garczewski referenced Gateway Engineers' letter dated September 28, 2021, C-25688. There are no outstanding comments.

Motion by Maihle, Jr. to recommend granting a modification for odd shaped lots, seconded by Secretary Oesterling and carried unanimously.

Motion by Secretary Oesterling to recommend granting final approval of the Rotunda Subdivision contingent upon DEP approval of the planning module, seconded by Maihle, Jr. and carried unanimously.

Snyder – Subdivision

Zoning Officer Hines represented the Snyder Subdivision.

The referenced Subdivision Plan is located on White Oak Drive and East McQuiston Road in the R-1 (Single Family Residential) Zoned District. The plan proposes lot line revisions.

Zoning Officer Hines gave an overview of the plan.

Engineer Garczewski referenced Gateway Engineers' letter dated September 21, 2021, C-25687. There are no outstanding comments.


Motion by Vice-Chair Zurzolo to recommend granting final approval of the Snyder Subdivision, seconded by Maihle, Jr. and carried unanimously.

Questions from the Media

There were no questions from the media.

Adjournment

Motion by Maihle, Jr. to adjourn at 6:30 p.m., seconded by Vice-Chair Zurzolo and carried unanimously.



Ernie Oesterling, Secretary