

Butler Township Planning Commission

April 5, 2022

The Butler Township Planning Commission held their regular Planning Commission meeting on Tuesday, April 5, 2022 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, Brenda Collins, and Richard Schontz, Jr. Mike Liebler and Fred Maihle, Jr. were absent.

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

Chair Henshaw called the meeting to order at 6:10 p.m. followed by the pledge of allegiance to the flag and a moment of silence.

Approval of February 1, 2022 Minutes

Motion by Collins to approve the minutes of February 1, 2022, seconded by Schontz, Jr. and carried unanimously.

Public Comment

No comments.

Romett – Subdivision

Mr. John Romett was in attendance to represent the Romett Subdivision.

The referenced Subdivision Plan is located on Woodlawn Road in the R-1 (Single Family Residential) Zoned District. The plan proposes lot line revisions and consolidations.

Zoning Officer Hines gave an overview of the plan.

Engineer Garczewski referenced Gateway Engineers' letter dated April 1, 2022, C-25696. There are no outstanding comments.

Solicitor Morgan explained that there are two sheds on the lot that are currently nonconforming and will remain nonconforming.

Motion by Secretary Oesterling to recommend granting a modification for odd shaped lots in the Romett Subdivision, seconded by Collins and carried unanimously.

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

Vice-Chair Zurzolo arrived at the meeting.

Wiest – Subdivision

Ms. Olivia Wiest 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 lot consolidations.

Zoning Officer Hines gave an overview of the plan.

Engineer Garczewski referenced Gateway Engineers' letter dated March 28, 2022, C-25653-0002. There are no outstanding comments.

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

Deshon Woods – Subdivision

Mr. Ron Olsen with Olsen Craft & Associates, LLC was in attendance to represent the Deshon Woods Subdivision.

The referenced Subdivision Plan is located on Evans City Road in the C-1 (General Commercial) Zoned District. The plan proposes to subdivide a parcel into Lot 1 and Lot 2 Remnant.

Zoning Officer Hines gave an overview of the plan.

Engineer Garczewski referenced Gateway Engineers' letter dated, March 28, 2022, C-25174-0008. There is an outstanding comment. There are existing right-of-ways being vacated and they have requested evidence of the ability to vacate the areas.

Solicitor Morgan explained that they have been provided an agreement, but it has not yet been executed.

Mr. Olsen explained that Attorney Jim Coulter is working on getting rid of the easement.

Motion by Schontz, Jr. to recommend granting final approval of the Deshon Woods Subdivision contingent upon:

1. Compliance with Gateway Engineers' letter dated, March 28, 2022, C-25174-0008, and
 2. Butler County Planning Commission review
- seconded by Secretary Oesterling and carried unanimously.

Questions from the Media

There were no questions from the media.

Adjournment

Motion by Collins to adjourn at 6:25 p.m., seconded by Schontz, Jr. and carried unanimously.

 JCH

Ernie Oesterling, Secretary