

Butler Township Planning Commission

February 1, 2022

The Butler Township Planning Commission held their regular Planning Commission meeting on Tuesday, February 1, 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, and Fred Maihle, Jr. Brenda Collins, Mike Liebler, and Richard Schontz, Jr. were absent.

Also in attendance were Engineer Jonathan Garczewski with Gateway Engineers, Engineer Bill Braun with Senate Engineering, 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 December 7, 2021 Minutes

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

Public Comment

No comments.

Reorganization of Board

Motion by Secretary Oesterling to reappoint Ron Henshaw as Chair, Sam Zurzolo as Vice Chair and Ernie Oesterling as Secretary, seconded by Maihle, Jr. and carried unanimously.

PLK Butler Township – Land Development

Mr. Joe Galbraith with Gateway Engineers was in attendance to represent the PLK Butler Township Land Development.

The referenced Land Development Plan is located in Alameda Plaza in the C-1 (General Commercial) Zoned District. The plan proposes a Popeye's fast food restaurant and site improvements.

Mr. Galbraith gave an overview of the plan.

Engineer Bill Braun referenced Senate Engineering Company's letter dated January 13, 2022, #13332. There are outstanding comments.

Motion by Secretary Oesterling to recommend granting final approval of PLK butler Township Land Development contingent upon:

1. Compliance with Senate Engineering Company's letter dated January 13, 2022,
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, and
5. Approval from the Butler Area Sewer Authority

seconded by Maihle, Jr. and carried unanimously.

Family Bowlaway – Land Development

Mr. Joe Gray and Ms. Marlene Myers with ASHLAR Architecture and Engineering; Mr. Joseph Caparosa, Mr. Kevin Caparosa, and Ms. Lydia Caparosa were in attendance to represent the Family Bowlaway Land Development.

The referenced Land Development Plan is located at 540 Fairground Hill Road in the C-2 (Convenience Commercial) Zoned District. The plan proposes additional outside entertainment area including a temporary structure, restrooms and associated site improvements.

Mr. Gray gave an overview of the plan.

Ms. Michele Artman was in attendance and likes the idea, but is concerned with the fireplace.

Engineer Garczewski referenced Gateway Engineers' letter dated, January 19, 2022, C-25009-0004. There are outstanding comments.

Motion by Secretary Oesterling to recommend granting final approval of the Family Bowlaway Land Development contingent upon:

1. Compliance with Gateway Engineers' letter dated January 19, 2022,
2. Approval from the Butler Area Sewer Authority, and
3. Compliance with Fire Marshal Review

seconded by Maihle, Jr. and carried unanimously.

Questions from the Media

There were no questions from the media.

Adjournment

Motion by Vice-Chair Zurzolo to adjourn at 6:52 p.m., seconded by Maihle, Jr. and carried unanimously.


Ernie Oesterling, Secretary