

# Butler Township Planning Commission

June 7, 2022

The Butler Township Planning Commission held their regular Planning Commission meeting on Tuesday, June 7, 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, Secretary Ernie Oesterling, Brenda Collins, Mike Liebler, Fred Maihle, Jr. and Richard Schontz, Jr. Vice-Chair Sam Zurzolo was absent.

Also in attendance were Engineer Jonathan Garczewski with Gateway Engineers, Engineer Bill Braun with Senate Engineering, Solicitor Larry Lutz 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 May 3, 2022 Minutes**

Motion by Collins to approve the minutes of May 3, 2022, seconded by Maihle, Jr. and carried unanimously.

## **Public Comment**

No comments.

## **Ball – Subdivision**

Zoning Officer Hines represented the Ball Subdivision.

The referenced Subdivision Plan is located on South Eberhart Road in the R-1 (Single Family Residential) Zoned District. The plan proposes to subdivide Parcel A and Parcel B from Tax Parcel 54-34-59D4 and consolidate with Tax Parcel 54-34-59D3.

Zoning Officer Hines gave an overview of the plan.

Engineer Garczewski referenced Gateway Engineers' letter dated June 1, 2022, C-25697. There are no outstanding comments.

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

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

## **Interstate Pipe Supply Addition – Land Development**

Mr. Joe Gray with Ashlar Architecture and Engineering, LLC and Mr. John McCarrier with Interstate Pipe Supply were in attendance to represent the Interstate Pipe Supply Addition Land Development.

The referenced Land Development Plan is located at 152 Hindman Road in the C-1 (General Commercial) Zoned District. The plan proposes an extension of the warehouse building to the south, the construction of a new 2-story addition to the north and east and relocation of parking spaces.

Mr. Gray and Mr. McCarrier gave an overview of the plan.

Engineer Garczewski referenced Gateway Engineers' letter dated May 25, 2022, C-25698. There are outstanding comments. The applicant has submitted revised drawings that need to be reviewed.

Motion by Secretary Oesterling to recommend granting final approval of the Interstate Pipe Supply Addition Land Development contingent upon:

1. Compliance with Gateway Engineers' letter dated May 25, 2022,
2. Butler Township Director of Emergency Services Review,
3. Executing a Developer's Agreement approved by the Township Solicitor,
4. Posting of Financial Security in the amount and form acceptable to the Township Solicitor,
5. Executing a Storm Water Operation and Maintenance Agreement, and
6. Approval from the Butler Area Sewer Authority

seconded by Collins and carried unanimously.

## **AERCO – Land Development**

Mr. Jonathan Garczewski with Gateway Engineers was in attendance to represent the AERCO Land Development.

The referenced Land Development Plan is located at 98 Old Plank Road in the C-1 (General Commercial) Zoned District. The plan proposes the conversion of the previous fire hall into a heavy equipment rental, sale, and service facility.

Mr. Garczewski gave an overview of the plan.

Engineer Braun referenced Senate Engineering Company's letter dated May 24, 2022, #13482. There are outstanding comments.

Motion by Liebler to recommend granting final approval of the AERCO Land Development contingent upon:

1. Compliance with Senate Engineering's letter dated May 24, 2022,
2. Butler Township Director of Emergency Services Review, and
3. Approval from the Butler Area Sewer Authority

seconded by Collins and carried unanimously.

### **Agricultural Security Area – Joint Meeting**

In attendance to represent the Agricultural Security Advisory Committee were Diane Maihle, Yogi McCormick, W. Brent Thomas, David Schaffner, and Butler Township Commission Edward Natali.

Zoning Officer Hines gave an overview of the Agricultural Security Area 7-year review process and the proposed modifications and additions.

Motion by McCormick to recommend keeping the parcels that wished to remain, modifying the parcels that wished to be modified, and adding the parcels that wished to be added to the Butler Township Agricultural Security Area, seconded by Thomas and carried unanimously.

Motion by Schontz, Jr. to recommend keeping the parcels that wished to remain, modifying the parcels that wished to be modified, and adding the parcels that wished to be added to the Butler Township Agricultural Security Area, seconded by Secretary Oesterling and carried unanimously.

### **Butler Memorial Hospital (Technology Drive Park Lot) – Land Development**

Mr. Robert Maher with Gateway Engineers was in attendance to represent the Technology Drive Parking Lot Land Development.

The referenced Land Development Plan is located on Technology Drive in the C-2 (Convenience Commercial) Zoned District. The plan proposes a new paved access, parking, landscaping, stormwater facilities, lighting utilities, and other related site improvements.

Mr. Maher gave an overview of the plan.

Engineer Braun referenced Senate Engineering Company's letter dated May 24, 2022, #13483. There are outstanding comments.

Discussion was held regarding the proposed crosswalk and lighting.

Motion by Secretary Oesterling to recommend granting final approval of the Technology Drive Parking Lot Land Development contingent upon:

1. Compliance with Senate Engineering's letter dated May 24, 2022,
2. Butler Township Director of Emergency Services Review,
3. Executing a Developer's Agreement approved by the Township Solicitor,
4. Posting of Financial Security in the amount and form acceptable to the Township Solicitor,
5. Executing a Storm Water Operation and Maintenance Agreement, and
6. Requesting Consideration of Lighting at the Crosswalk

seconded by Collins and carried unanimously.

### Questions from the Media

There were no questions from the media.

### Adjournment

Motion by Maihle, Jr. to adjourn at 7:00 p.m., seconded by Schontz, Jr. and carried unanimously.

A handwritten signature in blue ink, appearing to read "Ernie Oesterling", is written over a horizontal line.

Ernie Oesterling, Secretary