

Butler Township Planning Commission

May 3, 2022

The Butler Township Planning Commission held their regular Planning Commission meeting on Tuesday, May 3, 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, Fred Maihle, Jr. and Richard Schontz, Jr. Secretary Ernie Oesterling, Brenda Collins, and Mike Liebler 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 followed by the pledge of allegiance to the flag and a moment of silence.

Approval of April 5, 2022 Minutes

Motion by Schontz, Jr. to approve the minutes of April 5, 2022, seconded by Maihle, Jr. and carried unanimously.

Public Comment

No comments.

Taco Bell – Land Development

Mr. David Neill with The EADS Group, Inc. was in attendance to represent the Taco Bell Land Development.

The referenced Land Development Plan is located at 125 Pittsburgh Road in the Greater Butler Mart in the C-1 (General Commercial) Zoned District. The plan proposes the construction of a new restaurant with a drive thru, parking area and associated site improvements.

Mr. Neill gave an overview of the plan.

Discussion was held regarding the developer's agreement, stormwater, and the Highway Occupancy Permit.

Zoning Officer Hines explained that there was a scoping meeting with PennDOT regarding traffic.

Zoning Officer Hines explained that the developer has submitted a planning module, which has been approved by Department of Environmental Protection.

Engineer Garczewski referenced Gateway Engineers' letter dated May 2, 2022, C-25551-0003. There are outstanding comments.

Discussion was held regarding the dumpsters and deliveries. It was decided to add striping by the dumpsters.

Solicitor Morgan reviewed Gateway Engineers letter and had nothing to add.

Motion by Schontz, Jr. to recommend granting final approval of the Taco Bell Land Development contingent upon:

1. Compliance with Gateway Engineers' letter dated May 2, 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.

McDonalds – Land Development

Mr. Michael Takacs with Bohler Engineering was in attendance to represent the McDonalds Land Development.

The referenced Land Development Plan is located in the Greater Butler Mart in the C-1 (General Commercial) Zoned District. The plan proposes the demolition of the existing building and the construction of a new restaurant with a drive thru, parking area, and associated site improvements.

Mr. Takacs gave an overview of the plan.

Engineer Garczewski referenced Gateway Engineers' letter dated May 2, 2022, C-25551-0002. There are outstanding comments.

Discussion was held regarding the elevation change between Taco Bell and McDonalds.

Discussion was held regarding stormwater.

Solicitor Morgan reviewed Gateway Engineers letter and had nothing to add.

Motion by Maihle, Jr. to recommend granting final approval of the McDonalds Land Development contingent upon:

1. Compliance with Gateway Engineers' letter dated May 2, 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 Schontz, Jr. and carried unanimously.

Questions from the Media

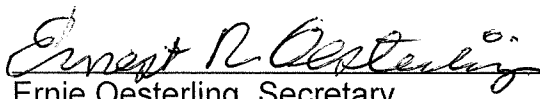
There were no questions from the media.

Other

Zoning Officer Hines handed out a schedule and memo regarding the Agricultural Security Area 7-year review. He explained that there will be a joint meeting with the Agricultural Security Area Advisory Committee at the next Planning Commission meeting.

Adjournment

Motion by Schontz, Jr. to adjourn at 7:10 p.m., seconded by Maihle, Jr. and carried unanimously.


Ernie Oesterling, Secretary