

Butler Township Planning Commission

September 6, 2022

The Butler Township Planning Commission held their regular Planning Commission meeting on Tuesday, September 6, 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 Robert Maher with Gateway Engineers, Solicitor John Markey 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 August 2, 2022 Minutes

Motion by Vice-Chair Zurzolo to approve the minutes of August 2, 2022, seconded by Maihle, Jr. and carried unanimously.

Public Comment on Agenda Items

There were no comments on agenda items.

Aubrey/Miller – Subdivision

Mr. Stan Graff with Graff Surveying, LLC was in attendance to represent the Aubrey/Miller Subdivision.

The referenced Subdivision Plan is located along Aubrey Drive and State Route 422 in the R-1 (Single Family Residential), R-2 (Multifamily Residential), and A-1 (Agricultural) Zoned District. The plan proposes lot lines revisions and consolidations.

Zoning Officer Hines gave an overview of the plan.

Engineer Maher referenced Gateway Engineers' letter dated August 24, 2022, C-25046-0003. There are outstanding comments. Gateway Engineers has received revised drawings, which they will review and issue a revised letter.

Motion by Maihle, Jr. to recommend granting final approval of the Aubrey/Miller Subdivision contingent upon compliance with Gateway Engineers' letter dated August 24, 2022, C-25046-0003, seconded by Secretary Oesterling and carried unanimously.

Butler County/Aubrey/Miller – Change of Zoning

Mr. Stan Graff with Graff Surveying, LLC was in attendance to represent the Butler County/Aubrey/Miller Change of Zoning.

The proposed change of zoning would change Chapter 300 (Zoning), and all previous amendments thereto, by:

1. Changing the zoning classification of TRACT 'A' containing 0.598 acres and being part of tax parcel 056-12-2 from R-1 (Single Family Residential) to R-2 (Multifamily Residential), and
2. Changing the zoning classification of TRACT 'B' containing 0.876 acres and being part of tax parcel 056-12-2 from R-1 (Single Family Residential) to A-1 (Agricultural).

Zoning Officer Hines gave an overview of the change of zoning.

Motion by Secretary Oesterling to recommend passing an ordinance to change Chapter 300 (Zoning), and all previous amendments thereto, by:

1. Changing the zoning classification of TRACT 'A' containing 0.598 acres and being part of tax parcel 056-12-2 from R-1 (Single Family Residential) to R-2 (Multifamily Residential), and
2. Changing the zoning classification of TRACT 'B' containing 0.876 acres and being part of tax parcel 056-12-2 from R-1 (Single Family Residential) to A-1 (Agricultural).

seconded by Maihle, Jr. and carried unanimously.

Pullman Center Business Park – Subdivision No. 7

Mr. Tom Knights, Butler Township Manager, was in attendance to represent the Pullman Center Business Park Subdivision No. 7.

The referenced Subdivision Plan is located along Hollywood Drive in the M (Manufacturing) Zoned District. The plan proposes the consolidation of parcels 563-30-2DA and 563-30-2 and the creation of Parcel A.

Mr. Knights gave an overview of the plan.

Motion by Maihle, Jr. to recommend granting final approval of the Pullman Center Business Park Subdivision No. 7, seconded by Secretary Oesterling and carried unanimously.

Public Comment on Non-Agenda Items

There were no comments on non-agenda items.

Questions from the Media

The media questioned if the acreage of the newly created parcel was about 15 acres. Mr. Knights stated yes. The media questioned if Butler Township already owned some of the property in the City of Butler. Mr. Knights stated yes.

Adjournment

Motion by Maihle, Jr. to adjourn at 6:15 p.m., seconded by Secretary Oesterling and carried unanimously.


Ernie Oesterling, Secretary