

Butler Township Planning Commission

January 10, 2023

The Butler Township Planning Commission held their regularly scheduled Planning Commission meeting on Tuesday, January 10, 2023 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, Brenda Collins, Fred Maihle, Jr., and Mike Liebler. Absent were Planning Commission members: Secretary Ernie Oesterling and Richard Schontz, Jr.

Also in attendance were Engineer Jonathan Garczewski with Gateway Engineers, 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 6, 2022 Minutes

Motion by Collins to approve the minutes of December 6, 2022, seconded by Maihle, Jr. and carried unanimously.

Reorganization of Board

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

#1 Cochran Automotive – Land Development

Evans City Road

Mr. Bill Krahe with Grand View Development Company and Mr. Ray Gusty with Fahringer, McCarty, Grey, Inc. were in attendance to represent the #1 Cochran Automotive Land Development.

The referenced Land Development Plan is located on Evans City Road in the C-1 (General Commercial) Zoned District. The plan proposes a new car dealership, collision center, parking area, stormwater management facilities and associated site improvements and rough grading of a future building pad.

Mr. Krahe and Mr. Gusty gave an overview of the plan.

Zoning Officer Hines recommended that the project be tabled. There are a couple issues that still need to be clarified; one of them being the outparcel.

Discussion was held regarding stormwater, lighting, and landscaping.

Discussion was held regarding fire access. Butler Township Director of Emergency Services, Scott Frederick, has issued a review letter.

Zoning Officer Hines stated that the developer has submitted a planning module. He also stated that Butler Township received a letter to act as the applicant for stormwater.

Discussion was held regarding ingress and egress.

Engineer Garczewski referenced Gateway Engineers' letter dated December 21, 2022, C-25174-0005. There are still outstanding comments.

Solicitor Black had nothing to add that wasn't already covered.

Mr. Paul Simms, President and CO of Butler County Memorial Park and Mausoleum was in attendance. He is concerned with how the noise, lighting, and public address system will affect the serenity of his property.

Motion by Collins to table the #1 Cochran Automotive Land Development, seconded by Liebler and carried unanimously.

Public Comment on Non-Agenda Items

There were no comments on non-agenda items.

Questions from the Media

There were no questions from the media.

Adjournment

Motion by Liebler to adjourn at 6:35 p.m., seconded by Maihle, Jr. and carried unanimously.

Ernie Oesterling "JEH"

Ernie Oesterling, Secretary