Butler Township Planning Commission

December 3, 2024

The Butler Township Planning Commission held their regularly scheduled Planning Commission meeting on Tuesday, December 3, 2024 at 6:00 p.m. at the Butler Township Municipal Building, 290 South Duffy Road, Butler, PA 16001.

In attendance were Planning Commission members: Vice-Chair Sam Zurzolo, Secretary Fred Maihle, Jr., Brenda Collins and Richard Schontz, Jr. Absent were Planning Commission members: Chair Ron Henshaw and Ron Palermo.

Also in attendance were Engineer Jonathan Garczewski with Gateway Engineers; Solicitor Rebecca Black with Lutz, Pawk & Black; and Zoning Officer Jesse Hines.

Vice-Chair Zurzolo called the meeting to order followed by the pledge of allegiance to the flag and a moment of silence.

Approval of November 5, 2024 Minutes

Motion by Schontz, Jr. to approve the minutes of November 5, 2024, seconded by Collins and carried unanimously.

Delhurst Woods - Subdivision
Delwood Road

Dominic Oliver, the developer, and Robert Beining with Sheffler & Company Inc. were in attendance to represent the Delhurst Woods Subdivision.

The referenced Subdivision Plan is located on Delwood Road in the R-1 (Single Family Residential) Zoned District. The plan proposes a cluster development consisting of 29 single family lots, site improvements and open space.

Dominic Oliver and Robert Beining gave an overview of the plan. Robert Beining explained that they are asking for a modification for the road slope.

Discussion was held regarding the modification from the required road slope.

Discussion was held regarding stormwater. Zoning Officer Hines explained that the developer will need an easement for the property across the road where the water is going to drain.

Discussion was held regarding the power line that crosses the property. The developer is planning to relocate the power line and has been in contact with the power company. Zoning Officer Hines explained that he will need something from the power company.

Engineer Garczewski referenced Gateway Engineers' letter dated October 23, 2024, C-25355-0002. There are outstanding comments. Engineer Garczewski explained that he needs to see some information regarding sight distance.

Motion by Secretary Maihle, Jr. to table final approval of the Delhurst Woods Subdivision, seconded by Schontz, Jr. and carried unanimously.

Zoning Ordinance - Amendments

Zoning Officer Hines explained that the Zoning Ordinance Amendments were on the agenda last month, but Planning Consultant Denny Puko wanted to amend some of the language regarding cluster developments.

Discussion was held regarding the zoning ordinance amendments.

Motion by Secretary Maihle, Jr. to recommend adoption of the Zoning Ordinance Amendments as proposed, seconded by Collins 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 Vice-Chair Zurzolo to adjourn at 6:45 p.m., seconded by Collins and carried unanimously.

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Fred Maihle, Jr., Secretary