

**BUTLER COUNTY PLANNING**  
**COMMISSION**

*April 19, 2023*

**REGULAR MEETING**  
**AGENDA**

**I. ROLL CALL**

**II. APPROVAL OF MINUTES**

*\*March 15, 2023*

**III. PUBLIC COMMENT**

**IV. SUBDIVISION REVIEW**

**Abstentions?**

*\*Release of the Action Plans under County SALDO*

*\*Release of the Major Action Plans under Municipal SALDO*

*\*Release of the Minor Action Plans under Municipal SALDO*

**V. OFFICER & COMMITTEE REPORTS**

*\*Chairman*

*\*Secretary*

**VI. PLANNING DEPARTMENT REPORT**

*\* Karns Crossing & SR228 Mars Railroad West*

*\*Application Fees Received*

*\$4,410MTD/\$18,990YTD*

**VII. OLD BUSINESS**

**VIII. NEW BUSINESS**

**IX. ADJOURNMENT**

# BCSALDO PLANS

(6)

## Allegheny Township

AC Valley Industrial Park #13, 1 Lot & 2 Residuals, #23080

*BCPC did not have any comments and approves this plan.*

**Staff Summary; Subdivision of a New Building Lot**

## Butler City

API Warehouse Addition, Site Plan, #23071

*BCPC did not have any comments and approves this plan.*

**Staff Summary; New Addition to an Existing Business**

## Concord Township

Beatty-Cammisa, 1 Lot, Residual & RW, #23068

*In accordance with BCSALDO Section 404.3.3, BCPC conditionally approves this plan pending receipt of PA DEP Sewage Facilities Planning Approval (BCSALDO 613.2.1)*

**Staff Summary; Subdivision of a 4.26 Acre Lot with Private RW Access**

## Evans City Borough

Aeras Worldwide, 1 Lot & Residual, #23045

*BCPC did not have any comments and approves this plan.*

**Staff Summary; Subdividing House from Building in Zoning District C**

## Mercer Township

Hemmerlin (Resubmission past 90 days), 1 Lot, Residual & RW,  
#22193

### **From 9/21/2022 BCPC Meeting;**

>MODIFICATION REQUEST for relief from certain building setback requirements due to confined space for desired proposed property lines next to farm buildings.

Cheryl Hughes made this motion to approve, Tom Kamerer seconded the motion and the motion passed unanimously.

*BCPC did not have any comments and approves this plan.*

**Staff Summary; Subdivision of a House from the Family Farm, Non-Building Waiver on Residual Tract**

Anfetouak/Giampaolo, LLR & RW, #23079

*BCPC did not have any comments and approves this plan.*

**Staff Summary; LLR between Neighbors with Access RW**

# MAJOR PLANS

(8)

## Butler Township

**Quick Care Medical, Site Plan, #23075**

*BCPC did not have any comments on this plan.*

**Staff Summary; New Medical Care Facility**

**Magistrate Office (Caparosa Building), Site Plan, #23077**

*BCPC did not have any comments on this plan.*

**Staff Summary; Site Improvements for New Office**

## Cranberry Township

**Felson Apartments Phase II, 180 Units, #23073**

*BCPC did not have any comments on this plan.*

**Staff Summary; 3 Building Apartment Complex**

## Donegal Township

**Northime, 1 Lot, Residual & RW, #23069**

*BCPC did not have any comments on this plan.*

**Staff Summary; Subdivision of a New 4 Acre Lot with RW Access, Non-Building Waiver on Residual Parcel**

## Franklin Township

**Sheetz SDS Truck Facility Parking, Site Plan, #23064**

*BCPC did not have any comments on this plan.*

**Staff Summary; New Employee Parking Lot Addition**

## Penn Township

**Kelly Chevrolet-Garage, Site Plan, #23066**

*BCPC did not have any comments on this plan.*

**Staff Summary; Storage Garage Addition**

## Prospect Borough

**Monroe, 1 Lot, Residual & RW, #23076**

*BCPC did not have any comments on this plan.*

**Staff Summary; Subdivision of House to Separate Lot with RW Access**

## Zelienople Borough

**WBCA Administration Building, Site Plan, #23070**

*BCPC did not have any comments on this plan.*

**Staff Summary; New Office Building & Parking**

# MINOR PLANS

## (13)

### Adams Township

**Whitetail Meadows #24, Lot Line Revisions, #23074**

*BCPC did not have any comments on this plan.*

**Staff Summary; Party Walls**

### Brady Township

**Snyder, 1 Lot & Residual, #23067**

*BCPC did not have any comments on this plan.*

**Staff Summary; Subdivision of a 49.71 Acre Lot, Non-Building Waiver on New Lot and Residual Lot**

### Buffalo Township

**4D Mobile Home Village/Lee, Lot Line Revision, #23059**

*BCPC did not have any comments on this plan.*

**Staff Summary; LLR between Neighbors**

### Butler Township

**Gray, 1 Lot & Residual, #23072**

*BCPC did not have any comments on this plan.*

**Staff Summary; Subdivision of House from Garage**

### Clearfield Township

**Krause/Rhodaberger, Lot Line Revisions, #23062**

*BCPC did not have any comments on this plan.*

**Staff Summary; LLR between Neighbors**

**Salkeld, Lot Line Revisions, #23078**

*BCPC did not have any comments on this plan.*

**Staff Summary; LLRs between Neighboring Parcels, Same Owners**

### Franklin Township

**SDS Consolidation Plan, Lot Line Revision, #23063**

*BCPC did not have any comments on this plan.*

**Staff Summary; Lot Consolidation for New Parking Lot at Sheetz Trucking Facility**

## **Jackson Township**

**Scarpino, Non-Building Waiver Removal, #23056**

*BCPC did not have any comments on this plan.*

**Staff Summary; Removal of Non-Build Waiver**

**Creeside Manor #2, Lot Line Revisions, #23065**

*BCPC did not have any comments on this plan.*

**Staff Summary; Party Walls**

**Jackson Twp/Roman Restaurant, Lot Line Revision, #23061**

*BCPC did not have any comments on this plan.*

**Staff Summary; LLR between Neighbors**

## **Penn Township**

**Geibel, 1 Lot & Residual, #23058**

*BCPC did not have any comments on this plan.*

**Staff Summary; Subdivision of a 2.13 Acre Lot from a 98 Acre Parcel,  
Same Family**

## **Forward Township**

**McElhinny/Smith/Jespersen. Lot Line Revisions, #23060**

*BCPC did not have any comments on this plan.*

**Staff Summary; LLRs between Neighbors**

## **Summit Township**

**Welter, 1 Lot, Residual, #23057**

*BCPC did not have any comments on this plan.*

**Staff Summary; Subdivision of Home & Buildings from Farm Fields,  
Same Owners**