

BUTLER COUNTY PLANNING **COMMISSION**

April 20, 2022

REGULAR MEETING **AGENDA**

I. ROLL CALL

II. APPROVAL OF MINUTES

**March 16, 2022*

III. PUBLIC COMMENT

IV. SUBDIVISION REVIEW

**Release of the Action Plans under County SALDO*

**Release of the Action Plans under Municipal SALDO*

**Release of the In-House reviewed plans*

Abstentions?

V. OFFICER & COMMITTEE REPORTS

**Chairman*

**Secretary*

VI. PLANNING DEPARTMENT REPORT

**SPC Road Safety Audit, SR8 City to Airport Road*

**TIP Public Involvement Virtual Meeting, (PPP) May 18th, 6PM*

**Application Fees Received*

\$2,640MTD/\$20,290YTD

VII. OLD BUSINESS

VIII. NEW BUSINESS

IX. ADJOURNMENT

BCSALDO PLANS

(2)

Allegheny Township

Courson's Engines, Site Plan, #22067

Request for a modification to reduce the required parking spaces from 4 spaces to 3 (1 Handicap space included). BCSALDO 620.4.1

BCPC Approves this plan contingent on the following PA

Department of Environmental Protection requirements:

1. **The building for the proposed development can never be subdivided without addressing the sewage needs of the building prior to subdivision.**
2. **The building can never be utilized for public use or use beyond what is currently proposed (1 employee) without addressing the sewage needs of the building prior to the change in use.**
3. **Proper measures are taken to ensure any greases from the shop are accounted for in design.**
4. **The SEO clearly indicates what is present on the parcel and what is proposed in the permit.**

BCPC did not have any other comments on this plan.

Staff Summary; New 4,610 SF Garage for a Business

East Butler Borough

Day of Our Lord (East Butler Condominiums), 10 Units, #22074

This parcel is zoned I-G General Industrial. Permitted and/or

Conditional Uses are to be in accordance with East Butler Borough Zoning Ordinance (EBZO Chapter6).

BCPC did not have any other comments on this plan.

Staff Summary; Reapproval from June 2019 (Never Recorded)

MAJOR PLANS

(9)

Adams Township

Morrow Family Trust, 1 New Lot, LLRs & RW, #22075

BCPC did not have any comments on this plan.

Staff Summary; Creating 1 New Lot, New Lot Line Revisions & a New Access RW, Same Family

Adams & Middlesex Township

Rightmyer Estates, 33 Lot PRD, #22084

BCPC did not have any comments on this plan.

Staff Summary; 33 Single Family Home Lots mostly in Adams

Buffalo Township

Twin Oaks, Phase 2 (Revised), New Parcel Area Chart, #22073

BCPC did not have any comments on this plan.

Staff Summary; Corrected Parcel Area Chart

Butler Township

Deshon Woods, 1 Lot, Residual & RW, #22076

BCPC did not have any comments on this plan.

Staff Summary; Subdivision of One Lot with New RW Access

Penn Township

Jockel, Site Plan, #22068

BCPC did not have any comments on this plan.

Staff Summary; New 10,150 sf Building with Parking & SW Facilities

Penn Twp Self Storage, Site Plan, #22081

BCPC did not have any comments on this plan.

Staff Summary; New Self Storage Building with Underground SWM

Prospect Borough

Prospect Borough Maintenance Garage, Site Plan, #22077

BCPC did not have any comments on this plan.

Staff Summary; New 1200 sf Storage Garage

Worth Township

SR Dollar General, Site Plan, #22078

BCPC did not have any comments on this plan.

Staff Summary; New Dollar General Store

Zelienople Borough

Harmony Fire Station, Site Plan, #22085

BCPC did not have any comments on this plan.

Staff Summary; New Fire Station

MINOR PLANS

(11)

Adams Township

Whitetail Meadows #16, Lot Line Revisions, #22074

BCPC did not have any comments on this plan.

Staff Summary; Party Walls

Harjer, 1 Lot & Residual, #22083

Proposed lot line L4 should be deleted if this access is to be part of Lot 2.

The owners of proposed Lot 1 are not clearly labeled.

BCPC recommends a clear and concise statement on the plan identifying who is permitted to use the right of way, who is responsible for maintenance of the right of way and the permitted uses of the right of way.

BCPC did not have any other comments on this plan.

Staff Summary; Subdivide Existing Home to a 2.23 Acre Lot with Residual Lot

Buffalo Township

Jack, Lot Line Revision, #22070

BCPC did not have any comments on this plan.

Staff Summary; 2 Lot Consolidation, Same Owners

Center Township

Rodgers Holdings, 1 Lot & Residual, #22082

BCPC did not have any comments on this plan.

Staff Summary; Subdivide Storage Units onto Lot, Non-Building on Residual

Bilott, Lot Line Revision, #22087

BCPC recommends a defined Right-of-Way be added to the plan for access to Tract 'B'.

BCPC did not have any other comments on this plan.

Staff Summary; Separation of two buildings on the same lot, Same Owners

Cranberry Township

Uthman, 1 Lot & Residual, #22066

BCPC did not have any comments on this plan.

Staff Summary; 2 lot Subdivision, Same Owners

Jackson Township

Seneca Trails #3, Party Walls, #22072

BCPC did not have any comments on this plan.

Staff Summary; Party Walls

Lancaster Township

Arden Wood #27, Lot Line Revisions, #22086

BCPC did not have any comments on this plan.

Staff Summary; Party Walls

Middlesex Township

Lorch, Lot Line Revisions, #22071

BCPC did not have any comments on this plan.

Staff Summary; Consolidation and Revision of Lot Lines, Same Owner

Winfield Township

Lang, 1 Lot & Residual, #22069

BCPC did not have any comments on this plan.

**Staff Summary; Subdivide 2 Acre Lot with House, Non-Building
Wavier on Residual, Same Owners**

Worth Township

Bradley, 1 Lot & Residual, #22079

BCPC did not receive sewage facilities planning requirements for the residual tract of this subdivision as required by PA Act 537. This information needs to be provided to Worth Township for their review and action.

BCPC did not have any other comments on this plan.

Staff Summary; Subdivide 2.71 Acre Lot for a Dollar General