

BUTLER COUNTY PLANNING
COMMISSION

September 21, 2022

REGULAR MEETING
AGENDA

I. ROLL CALL

II. APPROVAL OF MINUTES

**August 17, 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

**Regional Traffic Signal Program, SPC, Applications due 9/30*

**Application Fees Received*

\$1,950MTD/\$33,680YTD

VII. OLD BUSINESS

VIII. NEW BUSINESS

IX. ADJOURNMENT

BCSALDO PLANS

(6)

Allegheny Township

Blauser, Lot Line Revisions & RW, #22204

BCPC did not have any comments and approves this plan.

Staff Summary; Consolidate 4 Parcels into 2 with a New Access

**RW,
Disputed Area?**

Johnston-Hile-Armstrong/ Sheppeck, Lot Line Revisions, #22211

BCPC did not have any comments and approves this plan.

Staff Summary; Lot Line Revisions between Neighbors

Butler City

Caparosa/Horan, 2 Lots, #22196

BCPC did not have any comments and approves this plan.

Staff Summary; Subdivide 1 Lot into 2 Lots with an Approved City

Zoning Variance

Chicora Borough

Anthony, Lot Line Revisions, #22207

>MODIFICATION REQUEST

BCPC did not have any comments and approves this plan.

Staff Summary; Lot Line Revisions between Neighboring Lots, Same Owners

Mercer Township

Hemmerlin, 1 Lot, Residual & RW, #22193

>MODIFICATION REQUEST

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

Venago Township

Severin, 1 Lot & Residual, #22202

BCPC did not have any comments and approves this plan.

Staff Summary; 2 Lot Subdivision, Same Owner, Non-Building Waiver on Residual Tract

MAJOR PLANS

(4)

Butler Township

Top Tier Federal Credit Union, Site Plan, #22187

BCPC did not have any comments on this plan.

Staff Summary; New Credit Union Building & Parking

Forward Township

Dollar General Evans City, Site Plan, #22210

BCPC did not have any comments on this plan.

Staff Summary; New Dollar General

Jackson Township

Seneca Hills (Revised), 70 Units, #22185

BCPC did not have any comments on this plan.

Staff Summary; PRD Unit Increase from 65 to 70

Lancaster Township

Old Dominion Truck Terminal, Site Plan, #22192

BCPC notes that terminal is planned to be built on two neighboring parcels and questions if a subdivision/consolidation would be appropriate.

BCPC did not have any other comments on this plan.

Staff Summary; New Freight Terminal

MINOR PLANS

(17)

Adams Township

Sunrise Acres, Lot Line Revisions, #22186

BCPC did not have any comments on this plan.

Staff Summary; Revision of Setback Lines

Butler Township

Spurk, Lot Line Revision, #22201

BCPC did not have any comments on this plan.

Staff Summary; Lot Consolidation, Same Owners

Center Township

McGarrah, Lot Line Revision, #22198

BCPC did not have any comments on this plan.

Staff Summary; Lot Consolidation, Same Owners

Clay Township

**McCormick/Ciochetto, 1 Lot, Residual & Lot Line Revision,
#22194**

BCPC did not have any comments on this plan.

Staff Summary; Subdivide Lot into Two and LLR with Neighbor

Clinton Township

Pavlina, 1 Lot & Residual, #22191

BCPC did not have any comments on this plan.

Staff Summary; 2 Lot Subdivision

Connoquenessing Borough

Westerman/Mentzer, Lot Line Revisions, #22188

BCPC did not have any other comments on this plan.

Staff Summary; LLR between Neighbors

Cranberry Township

Park Place #52, Lot Line Revisions, #22199

BCPC did not have any comments on this plan.

Staff Summary; Party Walls

Forward Township

Long, 1 Lot & Residual, #22209

BCPC did not receive sewage facilities planning requirements for this subdivision as required by PA Act 537.

BCPC did not have any other comments on this plan.

Staff Summary; Subdivision of a 1.8 Acres Lot for a New Dollar

General

Jefferson Township

Tebay/Voller, Lot Line Revisions, #22206

BCPC did not have any comments on this plan.

Staff Summary; Lot Line Revision between Neighbors

Lancaster Township

MM&L Family Limited Partnership, Lot Line Revisions, #22205

BCPC did not have any comments on this plan.

Staff Summary; Reconfigure 3 Lots, Same Owners

Middlesex Township

Holy Sepulcher, Lot Line Revisions, #22208

BCPC did not have any comments on this plan.

Staff Summary; Consolidation of 3 Parcels, Same Owner

Muddy Creek Township

Mclymonds, 1 Lot & Residual, #22195

BCPC did not have any comments on this plan.

Staff Summary; Subdivision of 1 Lot from Parent Tract

Guillard, 1 Lot & Residual, #22203

BCPC did not have any comments on this plan.

Staff Summary; 2 Lot Subdivision, Same Owner

Penn Township

Hoover/Winters, Lot Line Revision, #22182

BCPC Notes that the plan presented for review did not show existing buildings, wells, septic systems, utilities etc.

BCPC did not have any comments on this plan.

Staff Summary; LLR Between Neighbors

Prospect Borough

Holland/Marbell, Lot Line Revision, #22197

BCPC did not have any comments on this plan.

Staff Summary; Lot Consolidation of Half of Unopened Alley Deeded to Bordering Neighbors

Summit Township

Cox, Lot Line Revision, #22184

BCPC did not have any comments on this plan.

Staff Summary; Lot Consolidation, Same Owners

Winfield Township

Fry, Lot Line Revision, #22200

BCPC did not have any comments on this plan.

Staff Summary; LLR Between Neighbors, Same Family