

# Butler County Board of Commissioners Planning Department

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## **Commissioners**

Leslie A. Osche, **Chairman**  
Kimberly D. Geyer, **Vice Chairman**  
Kevin E. Boozel, **Secretary**



## **Planning Department**

Mark Gordon

## **MINUTES**

### **BUTLER COUNTY PLANNING COMMISSION COUNTY GOVERNMENT BUILDING 5<sup>TH</sup> FLOOR**

*April 20, 2022*

#### **I. ROLL CALL**

*Jesse Hines called the meeting to order at 4:30 p.m. with the following members and staff in attendance:*

#### **Commission:**

Jesse Hines, Chairman  
Ron Henshaw, Secretary  
Larry Kurpakus  
Tom Kamerer  
Barbara Sutton  
Cheryl Hughes  
Charles McCall

#### **Staff:**

Joel MacKay

#### **I. APPROVAL OF MINUTES**

*March 16, 2022*

*Tom Kamerer made a motion to approve the minutes. Barbara Sutton seconded the motion. **The motion passed.***

## **II. PUBLIC COMMENT**

*None*

## **III. SUBDIVISION REVIEW**

*Joel reviewed all the plans for presentation to the Commission prior to the meeting. Plans were emailed to all members and Mark prior to the meeting for review.*

*Larry Kurpakus made a motion to approve the Major Plans under Municipal SALDO as amended with comments. Tom Kamerer seconded the motion. **The motion passed.***

*Larry Kurpakus made a motion to approve the Minor Plans under Municipal SALDO as amended with comments. Charles McCall seconded the motion. **The motion passed.***

***BCPC members, who have a conflict of interest in a plan, abstain from voting on that plan as noted next to the plan.***

## **IV. OFFICER and COMMITTEE REPORTS**

**\*Chairman**

*Nothing to Report*

**\*Secretary**

*Nothing to Report*

## **V. PLANNING DEPARTMENT REPORT**

*Joel reported that SPC is conducting a Road Safety Audit on SR8 from Wayne Street in the city of Butler, south to Airport Road in Penn Township.*

*Joel informed the board that on May 18, 2022 at 6PM there will be a Transportation Improvement Program (TIP) Public Involvement Virtual Meeting for public comment on the Draft TIP.*

*Application fees received this month totaled \$2,640 and year to date total of \$20, 290.*

## **VI. OLD BUSINESS**

*None*

## **VII. NEW BUSINESS**

*None*

## **VIII. ADJOURNMENT**

Cheryl Hughes made a motion to adjourn. The motion was seconded by Tom Kameron. **The motion passed**, and the meeting adjourned at 5:15PM.

## **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**

*Charles McCall made a motion to approve this modification request, Tom Kameron seconded the motion. The motion passed and the request is approved.*

*BCPC Approves this plan contingent on the following PA Department of Environmental Protection requirements be implemented and added to the plan for recording:*

- 1. The new building for the proposed development will never be subdivided without addressing the sewage needs of the building prior to subdivision.**
- 2. The new building will 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. All process wastewater and used oils/greases will be collected in container and disposed of by an appropriate licensed disposal company in accordance with PA laws and regulations.**

*BCPC is to receive a copy of the PA DEP approved sewage permit when issued.*

*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.*

Cheryl Hughes abstained from voting 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 receive sewage facilities planning requirements for Lot 1 of this subdivision as required by PA Act 537. This information needs to be provided to Adams Township for their review and action.*

*BCPC did not have any other 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 receive sewage facilities planning requirements for Lot 1 or the residual tract of this subdivision as required*

by PA Act 537. This information needs to be provided to Butler Township for their review and action.

*BCPC did not have any other 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**

*Cheryl Hughes abstained from voting on this plan.*

**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**

Respectfully submitted by  
*Joel R. MacKay, for  
Ron Henshaw, Secretary*