

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 5TH FLOOR

May 18, 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
Mary Hess
Tom Kamerer
Barbara Sutton
Cheryl Hughes
Charles McCall
Brent Thomas

Staff:

Joel MacKay
Mark Gordon

I. APPROVAL OF MINUTES

April 20, 2022

*Cheryl Hughes 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.

*Cheryl Hughes made a motion to approve the Action Plan Comments under the County SALDO as amended with comments. Brent Thomas seconded the motion. **The motion passed.***

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

*Brent Thomas made a motion to approve the Minor Plans under Municipal SALDO as amended with comments. Tom Kamerer 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 informed the board that tonight at 6PM there will be a Transportation Improvement Program (TIP) Public Involvement Virtual Meeting for public comment on the Draft TIP. The meeting access information was provided.

Application fees received this month totaled \$4,400 and year to date total of \$24,730.

VI. OLD BUSINESS

None

VII. NEW BUSINESS

None

VIII. ADJOURNMENT

*Cheryl Hughes made a motion to adjourn. The motion was seconded by Charles McCall. **The motion passed**, and the meeting adjourned at 4:55PM.*

BCSALDO PLANS

(2)

Fairview Township

Wilson, 1 Lot & Residual, #22111

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

Staff Summary; Subdivision of a 3.913 Acre Lot with 52 Acre Residual Lot with a Home, Same Owner

Harrisville Borough & Mercer Township

Long, 1 Lot & Residual, #22102

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

Staff Summary; Subdivision of a 12.09 Acre Lot with a House, Non-Building Waiver on Residual, Same Owners

MAJOR PLANS

(6)

Adams Township

Heritage Creek, 248 Units & 1 Retail Building, #22092

BCPC did not have any comments on this plan.

Staff Summary; New Apartments with Retail Shops

Butler Township

Aerco, Site Plan, #22108

BCPC did not have any other comments on this plan.

Staff Summary; New Heavy Equipment Rental Business

Technology Drive Parking Lot, Site Plan, 22110

BCPC did not have any comments on this plan.

Staff Summary; New Parking Lot & SW Detention Pond

Center Township

Renick/Rider Church, Lot Line Revisions & RW, #22100

BCPC did not have any comments on this plan.

Cheryl Hughes abstained from voting on this plan.

Staff Summary; Lot Line Revision between Church & Neighbor to add land to Church Lot & Cemetery Parcel with RW to access Cemetery

Cranberry Township

Cranberry Court Phase 1 (Dairy Queen), Site Plan, #22105

BCPC did not have any comments on this plan.

Staff Summary; New Dairy Queen and Plan for Future Commercial Development

Worth Township

Slippery Rock Dollar General (Revised), Site Plan, #22078

BCPC did not have any comments on this plan.

Staff Summary; New Retail Store with SW Detention Pond

MINOR PLANS

(17)

Adams Township

Whitetail Meadows #17, Lot Line Revisions, #22101

BCPC did not have any comments on this plan.

Staff Summary; Party Walls

Buffalo Township

Rosak/Wellner, Lot Line Revisions, #22109

BCPC did not have any comments on this plan.

Staff Summary; Lot Line Revisions between Neighbors

Butler Township

Ball, Lot Line Revisions, #22099

BCPC did not have any comments on this plan.

Cheryl Hughes abstained from voting on this plan.

Staff Summary; Lot Line Revisions between Neighbors

Clearfield Township

Geibel/Peat, Lot Line Revisions, #22098

BCPC did not have any comments on this plan.

Staff Summary; Lot Line Revisions between Neighbors

Clinton Township

Schiegg, Lot Line Revision, #22107

BCPC did not have any comments on this plan.

Staff Summary; 2 Lot Consolidation, Same Owners

Cranberry Township

Park Place #50, Lot Line Revisions, #22094

BCPC did not have any comments on this plan.

Staff Summary; Party Walls

Dairy Queen, Lot Line Revision, #22106

BCPC did not have any comments on this plan.

Staff Summary; Lot Consolidation

Franklin Township

Franklin Village Mobile Home Park, Lot Line Revisions, #22112

BCPC did not have any comments on this plan.

Staff Summary; Lot Line Revisions between Neighbors

Jackson Township

ECOZ, 1 Lot & Residual, #22089

BCPC did not have any comments on this plan.

**Staff Summary; Subdivision to Create entrance to Traffic Light
at SR19**

Seneca Trails #4, Lot Line Revisions, #22093

BCPC did not have any comments on this plan.

Staff Summary; Party Walls

Jackson & Lancaster Townships

McCoy, Lot Line Revision, #22090

BCPC did not have any comments on this plan.

Staff Summary; Lot Line Revisions, Same Owners

Jefferson Township

Brewer, 1 Lot & Residual, #22096

BCPC did not have any comments on this plan.

Staff Summary; Subdivision of a 26.41 Acre Lot into two 13+ Acre Lots, One with a Home the Other Pit & Perk Tested, Same Owners

Lancaster Township

Meyers, Lot Line Revision, #22088

BCPC did not have any comments on this plan.

Staff Summary; 2 Lot Consolidation, Same Owners

JAMAC, 1 Lot & Residual, #22095

BCPC did not have any comments on this plan.

Staff Summary; Subdivision to Create 10.68 Acre Lot with a 71.12 Acre Pit & Perk Tested Residual Lot

Arden Wood #28, Lot Line Revisions, #22104

BCPC did not have any comments on this plan.

Staff Summary; Party Walls

Slippery Rock Township

Neer, 1 Lot, Residual & Lot Line Revision, #22103

BCPC did not have any comments on this plan.

Staff Summary; Subdivide 78.18 Acre Lot

Winfield Township

Lauer, Lot Line Revision, #22091

BCPC did not have any comments on this plan.

Staff Summary; LLR between Neighboring Lots, Same Owner

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