

# 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**

*August 17, 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  
Tom Kamerer  
Charles McCall  
Brent Thomas  
Mary Hess  
Barbara Sutton  
Cheryl Hughes

#### **Staff:**

Joel MacKay  
Mark Gordon

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

*July 20, 2022*

*Brent Thomas made a motion to approve the minutes. Tom Kamerer seconded the motion. **The motion passed.***

## **II. PUBLIC COMMENT**

*Jennefer Eroh, Bauer Funeral Home, JBE Properties, Petrolia, revised plan review. The Board gave a favorable opinion for approval.*

*Peter Justin O'Brien, Managing Partner, Luminous Keystone Renewables, LLC. Mr. O'Brien questioned the solar field bonding and decommissioning requirements specified in the county SALDO. After some discussion, Mr. O'Brien agreed to submit as required for a planned solar project in Venango Township.*

*Linda Terpstra and Cindy Rudish, Brady Township residents. Linda and Cindy expressed concern and frustration with the Brady Township Supervisors for the new Township Building currently under construction. The County Planning Department will provide them with the recent plan submission once a Right-to-Know request is received.*

## **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.*

*Tom Kamerer l made a motion to approve the Action Plan Comments under the County SALDO as amended with comments. Barbara Sutton seconded the motion. **The motion passed.***

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

*Mary Hess made a motion to approve the Minor Plans under Municipal SALDO as amended with comments. Cheryl Hughes 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 the Planning Department received notification that the Butler Area Sewer Authority has given approval for first floor only sewage service at the Old Pullman Office Building in the City of Butler.*

*Mark reported that the demolition of the Armco Plant site at Pullman Park is near completion. There have been several interested businesses in building on the site.*

*Mark also reported that the vacated Junior High Building on McKean Street will soon be converted to house several businesses*

*Application fees received this month totaled \$1,590 and year to date total of \$33,320.*

## VI. OLD BUSINESS

*Brady Terwilliger, a Butler County resident from Chicora Borough, requested the board's opinion on a proposed Lot Line Revision for future submission and approval. The Board gave a favorable opinion for approval with some conditions to be met.*

## VII. NEW BUSINESS

*None*

## VIII. ADJOURNMENT

*Tom Kamerer made a motion to adjourn. The motion was seconded by Cheryl Hughes. **The motion passed**, and the meeting adjourned at 5:40PM.*

# **BCSALDO PLANS**

**(5)**

## **Butler City**

**Pullman Park #7, 1 Lot, Residual, #22189**

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

**Staff Summary; Subdivision of 1 Lot in Pullman Park**

**Cherry Township**

**Moyer, 1 Lot, Residual & RW, #22170**

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

**Staff Summary; Subdivision of 1 Lot with access RW**

**Concord Township**

**Slater/Zarnick, Lot Line Revision, #22178**

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

**Staff Summary; LLR between Neighbors**

**Fairview Township**

**Karns City School District/Miller, Lot Line Revision,  
#22175**

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

**Staff Summary; Lot Line Revisions between Neighbors**

**Petrolia Borough**

**JBE (Revised), Lot Line Revisions, #22146**

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

**Staff Summary; Combining 4 Lots into 2**

**MAJOR PLANS**

**(8)**

**Brady Township**

**Brady Township Municipal Building, Site Plan, #22165**

*BCPC did not receive sewage facilities planning requirements for the residual tract of this subdivision as required by PA Act 537.*

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

**Staff Summary; New Municipal Building and Garage**

**Buffalo Township**

**Par Mar, Site Plan, #22177**

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

**Staff Summary; New Convenience Store**

## **Butler Township**

**Pullman Recreation Center (Phase 1), Site Plan, #22190**

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

**Staff Summary; Phase 1 of Construction**

## **Cranberry Township**

**Cranberry Springs/Crescent Development, 8 Lots, Lot Line Revision & Right of Way, #22183**

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

**Staff Summary; New Road RW for Dedication, New Lots & Lot Line Revisions for Neighboring Developments**

## **Franklin Township**

**Get Go, Site Plan, #22168**

*BCPC recommends the entrance/exit to US422 be designed to be **Right-In and Right-Out ONLY**.*

*BCPC also recommends that a **Left-Hand Turning Lane with a Left-Hand Turning Arrow Traffic Signal** be added to Township Road 534 (Eagle Mill Road) at its intersection with US422.*

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

**Staff Summary; New Get Go Convenience Store & Gas Station**

## **Jackson Township**

**Dollar General, Site Plan, #22179**

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

**Staff Summary; New Retail Store**

## **Jefferson Township**

**Knoch Stadium Turf, Site Plan, #22172**

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

**Staff Summary; New Astroturf for Knoch Football Stadium**

## **Marion Townships**

**Schoonover, 1 Lot, Residual & RW, #22173**

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

**Staff Summary; Subdivision of 1 Lot into 2 with access RW to existing Trailer on Lot 2 and a proposed Holding Tank for Lot 1, Same Owners**

# MINOR PLANS

(9)

## Adams Township

Whitetail Meadows #20, Lot Line Revision, #20171

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

**Staff Summary; Party Walls**

## Callery Borough

Booth, Lot Line Revisions, #22180

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

**Staff Summary; Lot Consolidations & Reconfiguration, Same Owner**

## Clay Township

Fine, 2 Lots, #22181

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

**Staff Summary; Subdivision of Two Existing Home into Separate Lots, Same Owners**

## Donegal Township

Thorpe & Allen, Lot Line Revision, #22176

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

**Staff Summary; Lot Consolidation, Same Owners**

## Franklin Township

Get Go, Lot Line Revision, #22167

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

**Staff Summary; Lot Consolidation for a New Get Go**

## Lancaster Township

Arden Wood #29, Lot Line revision, #22169

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

**Staff Summary; Party Walls**

## Oakland Township

Ankrom, Lot Line Revision, #22174

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

**Staff Summary; Lot Consolidation, Same Owner**

**Winfield Township**

**Spencer, Lot Line Revision, #22166**

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

**Staff Summary; Lot Consolidation, Same Owners**

**Worth Township**

**Glenn, 1 Lot & Residual, #22164**

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

**Staff Summary; Subdivision of 3.3 Acre Lot with a Home from  
33Acres, Non-building Residual**

Respectfully submitted by

*Joel R. MacKay, for*

*Ron Henshaw, Secretary*