

AGENDA **Butler Township Planning Commission**
Municipal Building Conference Room
November 2, 2026 **5:30 pm**

Meeting called by: Roseann Ervin
Facilitator: Donald Karpowich Law Office
Board Members: Paul Feno, Joseph Zeller, Ned Warner, Roseann Ervin, Matthew Balliet
Township Engineer: Joseph Calabrese, Barry Isett & Associates

AGENDA TOPICS:

CALL TO ORDER GENERAL MEETING

APPROVAL OF MINUTES: **October 5, 2026 General Meeting**

CORRESPONDENCE

Public comment on agenda items will be taken prior to any votes on that particular item.
For agenda item project descriptions see following page.

OLD BUSINESS

- Tunnessen Reverse Minor Subdivision ext. expires December 9, 2026
- Proposed Well Ordinance – for Discussion Purposes Only

NEW BUSINESS

- Woodmont Butler Square LLP Sketch/Concept Plan
- Weidick & Hoffman Reverse Minor Subdivision

HEARING OF THE CITIZENS

ADJOURNMENT

Agenda Project Descriptions:

Tunnessen Reverse Minor Subdivision:

The applicants propose a reverse minor subdivision/lot-line adjustment involving an exchange of portions of two existing adjoining parcels in order to relocate the common property line and remedy an existing shed encroachment. The proposal will reconfigure the two existing parcels and does not create an additional building lot. The subject properties are located south of Rotowanis Road, east of Louis Circle and west of the existing trolley bed within the RA (Rural Agricultural) Zoning District. No new construction is proposed as part of the subdivision application.

Proposed Well Ordinance

At the recommendation of the Township Geologist, a working draft of an ordinance addressing the location and construction of water wells within Butler Township has been prepared. Among other matters, the working draft contains proposed permitting and registration requirements applicable to new wells. The Board of Supervisors has requested that the Planning Commission review the working draft and provide preliminary comments. The item is being presented at this meeting for discussion purposes.

Woodmont Butler Square LLP Sketch/Concept Plan

The sketch plan presented indicates seven (7) 40-unit 3 story multi-family buildings, two (2) 20-unit 3 story multi-family buildings, a clubhouse building, two (2) access points onto Maces Road, five (5) underground stormwater detention areas, vehicle parking areas, and three (3) retaining walls. The applicant intends to serve the proposed development with a community water system and an extension of an existing public sanitary sewer conveyance system. The subject properties are a total of 18.69 acres and are located within the Mixed Residential Business (MRB) Zoning District on the southern side of Maces Road east of Pine Creek Structures and Storage approximately 2,000 feet from the Maces Road / State Route 309 Intersection. Sketch plans are submitted for informational purposes only and require no formal recommendations by the Planning Commission or approvals by the Supervisors. Sketch plans do not permit construction of any type.

Weidick & Hoffman Reverse Minor Subdivision

The applicant is proposing to create two (2) new lots from two (2) existing parcels with a total acreage of 1.652 acres by moving existing property lines. The subject property is located along the eastern side of Mill Mountain Road just slightly north of the driveway entrance to Butler Township Freedom Park. New Lot No. 1 (0.368 acres) has an existing house # 77, well, public sewer and paved driveway. New Lot No. 2 (1.284 acres) has an existing house #71, well, public sewer, and paved driveway. The subject properties are located within the Suburban Residential (SR) Zoning District. This subdivision is for subdivision purposes only. No development is proposed.