

Board of Supervisors:  
Ronald Flatt, Chairman  
Andrew Erie, Vice Chairman  
Brian Hortert, Supervisor  
Edward Latuska, Supervisor  
Thomas Schiebel, Supervisor



Michael Gallagher, Solicitor  
& Associates, Engineer  
Crystal Wilson, Secretary  
Anthony Amendolea, Treasurer  
Mark Lauer, Public Works Director  
Richard Round, BCO/Zoning Official

Board of Supervisors  
Regular Meeting  
June 11, 2008  
6:30 p.m.

**CALL TO ORDER:**

Chairman Ron Flatt called the regular meeting, of the Center Township Board of Supervisors, to order at 6:30 p.m. The meeting was held at the Township Building at 419 Sunset Drive, Butler, PA 16001

**ROLL CALL:**

Present in addition to Chairman Flatt, were members Andrew Erie, Ed Latuska, and Tom Schiebel; Public Works Director Mark Lauer; Township Secretary Crystal Wilson; Township Engineer Ron Olsen and Township Solicitor Mike Gallagher. Brain Hortert was absent.

**PUBLIC TO BE HEARD:**

**MINUTES:**

1. Agenda Setting Meeting – May 12, 2008  
***Motion to approve was made by Latuska, seconded by Erie. Motion carried unanimously.***
  
2. Regular Meeting – May 14, 2008  
***Motion was made to approve by Latuska with the following correction:***
  1. ***Page 2 under subdivisions and land developments- Community Alliance Church- Flatt abstained from voting due to his relationship with the church.***
  2. ***Flatt suggested when referring the Ron Olsen in the minutes, to use his last name so that people don't get confused.***
  3. ***Point 2 under new business the motion should be as follows; Flatt made a motion to send Ken Frenchak and A.J. Lynd to the class in Crawford County, June 12, 2008, for \$25 each; Seconded by Schiebel. Motion carried unanimously.***  
***Motion was seconded by Erie. Motion carried unanimously.***

**TREASURER'S REPORT:**

1. May Treasurer's Report- ***Motion to approve May's Treasurer's Report was made by Flatt; seconded by Schiebel. Motion carried unanimously.***
2. Warrant List 08-05-10- ***Motion to approve warrant list 08-05-10 was made by Schiebel; seconded by Erie. Motion carried unanimously.***
3. Warrant List 08-06-11- ***Motion to approve warrant list 08-06-11 was made by Schiebel; seconded by Latuska. Motion carried unanimously.***
4. Building Fund CD- ***Motion to approve Building Fund CD was made by Flatt; seconded by Erie. Motion carried unanimously.***
5. Capital Projects CD- ***Motion to approve Capital Projects CD was made by Flatt; seconded by Erie. Motion carried unanimously.***

**ZONING REPORT:** May 2008; \$712,958.00 in construction costs and \$4,897.55 in fees.

**SUBDIVISION & LAND DEVELOPMENTS:**

1. ***Hutchison Subdivision-*** Bill and Joyce Hutchison presented a revised plan to subdivide their property. They originally wanted to divide the property into three lots, these was determined unfeasible due the lack on frontage. This revised plan will divide the property into two lots, this allows them to push back the frontage on lot #1 to meet the requirements for an R-1A zone and make lot #2 a flag lot.  
***Motion was made by Flatt to grant approval of the Hutchison Subdivision contingent upon receipt of the letter of approval from DEP; seconded by Erie. Motion carried unanimously.***
2. Collins Subdivision- ***Flatt made a motion to table the Collins Subdivision; seconded by Erie. Motion carried unanimously.***
3. Sloan Land Development- Sloan presented a plan to remove a retention pond that is behind his home. Olsen discussed some of the points from his letter of recommended changes that were presented at the Planning Commission meeting. The points discussed are as follows:
  1. A minimum 20' wide drainage easement should be provided for the stream indicated on the plan. (Article VI, section 6.4.3.B.2)

2. The summary of calculated flows table on page four (4) indicates a 25 year storm return which should be a 50 year storm return.
3. The proposed 15-inch diameter pipe should be inside of Jenny Drive's right-of-way so that it will become part of the road storm sewer system.
4. The proposed 10' utility easement should be changed to a 10' widening of the road right-of-way. We suggest the 35' building line as shown not be changed.
5. The submitted plan should show an extension of the channel from the northeast corner of the lot to the stream. This would be part of the lot landscaping.

After discussing these points with the Board of Supervisors, the following motions were made.

***Flatt made a motion to grant approval for the modification of Article IV, Section 4.3.2.C.3 for the Sloan Land Development. Seconded by Erie. Motion carried unanimously.***

***Flatt then made a motion to grant approval of the Sloan Land Development contingent upon signature being held until the receipt of approval from the Butler County Planning Commission; seconded by Erie. Motion carried unanimously.***

#### **OLD BUSINESS:**

1. Chapter 7 and 13 Ordinance Amendments; ***Motion to approve Chapter 7 and 13 Ordinance Amendments was made by Schiebel; seconded by Erie. Motion carried unanimously.***
2. Chapter 14 and 20 Ordinance Amendments; Flatt suggested some clarifications to the following points:

Section 38, point B

**Currently reads;** Natural drainage routing shall be preserved where feasible. No discharge of onsite storm water or underground water runoff into a natural drainage routing shall be permitted when such discharge will damage adjacent or downstream property.

**Clarification;** Natural drainage routing shall be preserved where feasible. No discharge of onsite storm water or underground water runoff into a natural drainage routing shall be permitted when such discharge will cause flooding damage to adjacent or downstream property.

## Section 41, Point A

**Currently reads;** Any existing or proposed site, within Center Township, shall not be located within three thousand (3,000) linear feet of any other existing or proposed measured from the nearest property line to the nearest property line. Where the proposed site would result in the location of a communication tower within three hundred (300) linear feet of an occupied dwelling unit, the Board of Supervisors may require additional separation between proposed communication towers of up to five thousand (5000) linear feet. A proposed site is one for which application has been made and required fees paid consistent with the requirements of Center Township.

**Clarification;** Any existing or proposed site, within Center Township, shall not be located within three thousand (3,000) linear feet of any other existing or proposed site within Center Township measured from the nearest property line to the nearest property line. Where the proposed site would result in the location of a communication tower within three hundred (300) linear feet of an occupied dwelling unit, the Board of Supervisors may require additional separation between proposed communication towers of up to five thousand (5000) linear feet. A proposed site is one for which application has been made and required fees paid consistent with the requirements of Center Township.

***Motion to adopt Chapter 14 and 20 Ordinance Amendment changes with the 2 clarifications was made by Flatt; seconded by Latuska. Motion carried unanimously.***

**NEW BUSINESS:**

1. Resolution 2008-06-06- ***Motion to adopt resolution 2008-06-06 was made by Flatt; seconded by Latuska. Motion carried unanimously.***
2. Carpet and Window Cleaning- ***Motion to Clean Carpets and Windows was made by Flatt; seconded by Schiebel. Motion carried unanimously.***
3. Resolution 2008-06-07- ***Motion to adopt Resolution 2008-06-07 was made by Flatt; seconded by Erie. Motion carried unanimously.***

**PUBLIC WORKS DIRECTOR:**

1. Winter Road Maintenance- ***Motion was made by Schiebel to respond to Oakland Twp. thanking them for their consideration but declining to participate in the requested trail; seconded by Erie. Motion carried unanimously.***
2. Award Bid for Aggregate- ***Motion was made by Latuska to award the aggregate bid totaling \$47,800.00 to Allegheny Mineral; seconded by Erie. Motion carried unanimously.***
3. Award Bid for Paving- ***Motion was made by Erie to award the Paving bid totaling \$236,350.97 to Wiest Asphalt; seconded by Latuska. Motion carried unanimously.***
4. Award Bid for Line Painting- ***Motion was made by Erie to award the Line Painting Bid totaling \$18,500.00 to Mid-Atlantic Marking; seconded by Schiebel. Motion carried unanimously.***
5. PennDot Auction- Public Works Director Mark Lauer caught word about an auction in Summerdale, PA where they will have front loaders. He stated that we are in need of one and asked permission from the board to attend. He would leave on Sunday and return Monday night. Bidding for the auction closes June 18<sup>th</sup>. ***Flatt made a motion for Lauer to investigate and submit a bid for a Front Loader for up to \$7,500.00; Seconded by Erie. Motion carried unanimously.***
6. American Rock Salt Company- Lauer stated he is having a hard time get a hold of them to order salt. We have \$20,000.00 left on our contract. Stated that he will keep trying to get salt stockpiled for the winter.
7. Dump Truck- We have already approved and budgeted for the purchase of a small dump truck. Lauer said that he is going to try and go thru the state piggy back program. He asked for authorization to start the process. ***Flatt made a motion to authorize Lauer to proceed; seconded by Erie. Motion carried unanimously.***

**ENGINEER'S REPORT:**

1. Shady Lane Farms Bond Release- ***Schiebel made a motion to release the \$20,000.00 bond contingent upon the affirmative recommendation of the Township Engineer's office that the work has been completed; seconded by Erie. Motion carried unanimously.***
2. Intersection of Rt. 8 & Benbrook Rd.- Olsen stated that the traffic counts for this intersection have been completed, resulting in the intersection warranting a

signal. Olsen sent a copy of the counts to the Township and with the permission of the Township he would send a copy to Penn Dot as well. ***Flatt made a motion to grant approval to send a copy of the counts to Penn Dot; seconded by Erie. Motion carried unanimously.***

3. Hendricks Road Property- discussed the salt building that will be building on this property. Lauer said that he is looking into getting the legend building series which is more of a dome shaped building. Size of this building could be anywhere from 130' long x 65' wide up to 82' wide x 108' long. The board hopes to get the salt building up before this winter season. This was just a discussion no motion was needed nor made.

**ADJOURNMENT:**

***Latuska made a motion to adjourn the meeting at 7:53 p.m. Erie seconded. Motion carried unanimously.***

CRYSTAL WILSON  
Township Secretary

RONALD E FLATT  
Chairman

ANDREW ERIE  
Vice Chairman

BRIAN K HORTERT  
Supervisor

EDWARD G LATUSKA  
Supervisor

THOMAS G SCHIEBEL  
Supervisor