

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



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

Planning Commission
Regular Meeting Minutes
May 28, 2008
6:30 p.m.

CALL TO ORDER:

The regular meeting, of the Center Township Planning Commission, was called to order at 6:30 p.m. by Chairman Ken Frenchak. The meeting was held at the Township Building at 419 Sunset Drive, Butler, PA 16001.

ROLL CALL:

Present in addition to Chairman Frenchak, were members Andrew Lynd, Bob Sloan, Cheryl Schaefer; and Township Engineer Ron Olsen; also present was Township Secretary Crystal Wilson.

PUBLIC TO BE HEARD:

1. Barb and Ken Webb- brought in plans and asked the board if they needed a variance in order to split the lots up. After discussion between the board and Ron Olsen they stated that no variance was needed but to check with Rich Round on the plans.

MINUTES:

1. ***Lynd made a motion to approve the minutes of the Regular Meeting held on April 23, 2008. Schaefer seconded. Motion carried unanimously.***

SUBDIVISIONS & LAND DEVELOPMENTS:

1. Hutchison Subdivision: Bill and Joyce Hutchison presented a plan to divide their land into 3 lots. Being as they only had 152 feet on frontage and required a 50 foot right away, their original plan was not feasible due to the fact that they didn't have enough frontage. After discussion with the Supervisors and Ron Olsen they could however divide it into two lots and move the frontage on the first lot to the requirement for an R-1A zone with the other lot being a flag lot. **Sloan made a motion that we give final approval to the Hutchison Subdivision contingent upon renewing the lot line division in between lot 4A & 4B and combining them into one lot. Seconded by Lynd. Motion carried unanimously.**

2. Collins Subdivision: Major subdivision with two phases that located at the corner of West Sunbury and Moore Roads. (Phase 1) Plan would divide current property into 5 lots fronting Moore Rd., (Phase 2) leaving the remainder of the property to face West Sunbury. A letter from Ron Olsen, the Township Engineer, earlier in the week stated that after review of the plan he found several contingencies that the Planning Commission would have to discuss. These contingencies are as follows:
1. Existing building, sanitary and storm sewers, water mains, culverts, fire hydrants, and other significant man-made features on or adjacent to the tract, and within 200 hundred feet of the boundary line of the tract or land development should be shown on the plan. (Article IV, Section 4.3.2.C.3) The existing culvert under State Route 308 is not shown on the plan. The existing sanitary sewer with its corresponding right of way should be labeled on the plan.
 2. An indication of the general location and size of proposed water mains, fire hydrants, sanitary sewers and stormwater management facilities and lines should be shown on the plan. (Article IV, Section 4.3.2.C.12) It is unclear if public water lines with fire hydrants are to be provided for these properties.
 3. The applicants should provide reviews from the Sewer Authority and Water Company (if applicable). The applicants should also be advised that they must post bonding with these agencies and have agreements for public utility extensions executed before they may record the plan.
 4. All lots meet the minimum requirements of the R-1 District. However, the zoning district should be noted on the plat.
 5. The developers' engineer should provide a certification commensurate with that required by 14-404C(7). This should include reference to mine subsidence.
 6. Given the standards of Article VIII of the Subdivision Ordinance, Environmental Performance Requirements, we suggest that the PA Department of Environmental Protection. Furthermore, the developer should stake the boundary of each wetland prior to grading or construction on the each lot so that contractors are aware of these limits.
 7. The traffic impact fee calculations appear correct, assuming five single family homes, but the note on sheet 1 should be modified to clearly indicate that the 1,380.00 is required for each of the five lots.
 8. The plan seems to have a redundant stormwater management plan. The subdivision plan shows and indicated the required installation of on-lot sumps on each lot and the site plan also shows the required installation of a private stormwater detention basin on each lot. Each detention basins is to be 64' x 20'. Since both facilities seem to be controlling the same future home site, a redesign may be justified.
If on-lot detention basins are to be used instead of on-lot sumps, a modification may be requested from Center Township to not require the on-lot sumps. If individual on-lot detention basins are used, the solicitor should be consulted regarding how these can be maintained or be protected from future removal by the property owners.
Based on the above comments the detention basin design was not reviewed in detail and additional comments may follow if this design in pursued.
 9. Chapter 17 of Township Code requires issuance of highway occupancy

- permit for new driveways. Therefore, we would encourage the applicant's engineer to demonstrate the proper amount of sight distance on each typical driveway. This would expedite the building permit process for lot purchases.
10. The Developer must compute and submit for approval construction cost all Township- required improvements for security posting. These improvements should include the five individual on-lot detention ponds, if included in the final design for approval.
 11. Topography has not been provided for Lot 2. A modification could be requested from 14-403 B 3e for consideration by the Planning Commission and Board of Supervisors.
 12. The Developer must enter into a Developer's Agreement with the Township for the Major Subdivision.

After discussion of these contingencies with Mr. Steve Bole who presented the plan for his father and the CSR developer, **Frenchak made a motion to grant preliminary approval for the land development, CSR Developers, based on the (12) contingencies that were submitted by Olsen Engineering. Seconded by Lynd. The motion carried 4 to 1 with Sloan opposing because of too many significant contingencies.**

3. Sloan Land Development: Bob Sloan stepped off of the Planning Commission to present his plan with no vote on his part. Sloan presented a plan to remove the retention pond the solely affects his home. Ron Olsen reviewed this plan engineered by Jim Day and wanted discussed a couple comments that were presented on his letter that was sent earlier in the week. The comments are as follows:
 1. Existing building, sanitary and storm sewers, water mains, culverts, fire hydrants, and other significant man-made features on or adjacent to the tract, and within 200 hundred feet of the boundary line of the tract or land development should be shown on the plan. (Article IV, Section 4.3.2.C.3) A modification could be requested by the Applicant.
 2. A minimum 20' wide drainage easement should be provided for the stream indicated on the plan. (Article VI, section 6.4.3.B.2)
 3. The summary of calculated flows table on page four (4) indicates a 25 year storm return which should be a 50 year storm return.
 4. The Stormwater report used the NOAA Atlas 14 Precipitation Frequency Estimates. The ordinance generally requires values from Table 1 Pennsylvania Rainfall by Counties (For Use with Technical Release 55- Urban Hydrology for Small Watersheds). The NOAA values are slightly lower than the TR-55 values, but will not affect the overall result.
 5. 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. 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.
 6. 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.

Bob Sloan, (applicant) wrote a modification to Article IV, Section 4.3.2.C.3. as suggested by Olsen. **Frenchak 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 Lynd. Motion carried unanimously with Sloan not voting.

Frenchak then made a motion to grant preliminary and final approve for the Sloan Land Development Plan. Seconded by Schaffer. Motion carried unanimously with Sloan not voting.

MISCELLANEOUS:

Ron Olsen suggested that we put up a chain fence around the Center Township property that borders the wall the Jiffy Mini Mart, INC is putting in to keep anyone from potentially falling. Not motion was need nor made just a discussion.

ADJOURNMENT:

Frenchak made a motion to adjourn at 7:43 p.m. Schaefer seconded. Motion carried unanimously.

Crystal Wilson
Center Township Secretary