

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



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

PLANNING COMMISSION

Regular Meeting
February 24, 2010
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 Bob Sloan. The meeting was held at the Township Building at 419 Sunset Drive, Butler, PA 16001

ROLL CALL:

In addition to Chairman Sloan were members A.J. Lynd, Ken Frenchak, Cheryl Schaefer, Bob Paroli, Secretary Crystal Sieffert and Township Engineer Ron Olsen.

APPROVAL OF AGENDA:

Lynd made a motion to approve the February 24, 2010 meeting agenda as presented; seconded by Frenchak. Motion carried unanimously.

PUBLIC TO BE HEARD: NONE

MINUTES:

1. January 27th, 2010 Meeting Minutes- *Lynd made a motion to approve the meeting minutes for January 27, 2010 with two corrections under meeting dates and times, November 27th should be November 17; under Subdivisions and Land Developments, non commercial should be non conforming; seconded by Schaefer. Motion carried unanimously.*

NEW BUSINESS:**SUBDIVISIONS & LAND DEVELOPMENTS:**

1. Stoughton Acres Land Development- Brett Ligo Representing Mr. Smith's plan to construct lodging for his golf course located on Sunset Dr. The lodging would be located directly across the street from the golf course. Ligo stated the Butler County Planning had no comments. Olsen reviewed the comments on his letter and Rich Round was asked to review point #1 of the letter which says "*Public and semi-public uses including golf or tennis clubs, are permitted as conditional uses. A conditional use was approved for this project in June of 2009. Section 20-1408 (4) requires that buildings in commercial recreational areas including golf courses, country clubs... must be set back at least 100 feet from all property lines. The section following (5) imposes a 50 foot setback for clubs in general. The developers should request a determination from the Zoning Officer as to the proper application of setbacks from the adjoining property lines of Lot 3. Regardless, it appears that the current proposal encroaches upon setbacks imposed by the conditional use standards of the Zoning Ordinance.*" Rich stated that he would look over this and comment before the Board of Supervisors meeting. Olsen stated the following points from his letter would also need to be addressed. #2. *Section 14-403B(3) requires that the tax identification number and zoning of adjoining parcels is shown on the plat.* #3. *The plan should show required bufferyards, namely with reference to the parking lot adjoining the McDeavitt Property, as determined through Appendix A as per Section 20-1306B. All other landscaping as required by the ordinance should be shown on the plan.* #4. *A lighting plan must be submitted demonstrating compliance with Section 20-1302C and 20-1302D.* Olsen stated the lighting would need glare shields. #5 was resolved. #6. *Proper sight distance must be demonstrated on the plan as cited in the Wooster Report.* #7. *The determined number of peak hour trips comprising the traffic impact fee are shown on the plat as ten trips. No specific reference to the manner in which this number of trips were determined was made in the Wooster Report. The Wooster Report should reference this number and the way in which it was determined.* #8. *The developer should provide information from the Butler Area Sewer Authority regarding the status of the main sewer line depicted on the plan and submit DEP Sewage Facilities Planning Module for approval.* #9. *The applicants' engineer must submit cost estimates for improvements for review by our office. Bonding of the proposed sewer line must occur directly with the Butler Area Sewer Authority.* #10 is resolved and that concludes the letter of comments. Rich Round asked the question would there be golf carts crossing the street. Mr. Smith said no that he does not want the golf carts crossing the road.
Sloan made a motion to grant final approval to the Stoughton Acres Land

Development contingent upon point #1 for sideyard setbacks be approved by Rich Round and points 2,3,4,6,7,8 & 9 being addressed by applicant and engineer; seconded by Lynd. Motion carried unanimously.

Frenchak made a motion to authorize Planning Commission Authority to sign the DEP Sewage Facilities Planning Module; seconded by Lynd. Motion carried unanimously.

2. Community Alliance Church Lot Line Revision- Bob Swartz representing Community Alliance Church's plan to do a basic lot line revision as means of general clean up for Phase II that they are getting ready to submit. Olsen stated that the easement should be part of the deed and discussed the comments from his letter. Olsen stated that points 1, 5 and 6 were resolved and that the following points would need to be addressed. #2. *Generally, separate written easement instruments must be drafted and concurrently recorded with the plat in order to have full legal effect. Just as recordation of a subdivision plat does not constitute transfer of property, denotation of an easement on the plat does not give actual notice of easement conveyance without a written recorded instrument. These easements are usually included in deeds of conveyance. Therefore, we suggest that such instruments be prepared, provided to the Township, and recorded concurrently with the plat as a condition of plan approval.* #3. *Easement #2 allows continued access to the southern portion of the property. Given topography and presence of the stream, this access area appears most feasible in terms of access to the eastern portion of the property. No direct access from the existing parking lot exists in the area. The drafted easement instrument should indicate that Township approval of future access to Mercer Road is required in accordance with Township standards. It should also indicate that no right to disturb or eliminate the existing nonconforming parking (nonconforming with respect to the number of spaces requires) is conferred in order to gain access.* Finally #4. *Easement #1 should clearly indicate and clarify the rights of the Church to maintain storm water controls, parking, and aisles in accordance with Township ordinances versus the rights of the Slears to access their property.*
Sloan made a motion to grant final approval of the Community Alliance Church Lot Line Revision contingent upon points 2, 3 and 4 being addressed from Olsen's letter; seconded by Frenchak. Motion carried unanimously.

OLD BUSINESS:

MISCELLANEOUS:

1. Lynd asked Sloan about the status of needing an administrator, Sloan stated he spoke with Tom Schiebel and he is waiting for Schiebel to get back to him.

ADJOURNMENT:

Lynd made a motion to adjourn the meeting at 7:19 pm; seconded by Schaefer. Motion carried unanimously.

Crystal Sieffert
Township Secretary