

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



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

PLANNING COMMISSION

Regular Meeting
March 24, 2010
6:30PM

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 Municipal Building at 419 Sunset Drive, Butler, PA 16001.

ROLL CALL:

In addition to Chairman Sloan were members A.J. Lynd, Bob Paroli, Cheryl Schaefer, Secretary/Treasurer Anthony Amendolea, and Township Engineer Ron Olsen. Member Kenneth Frenchak was absent.

APPROVAL OF AGENDA:

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

PUBLIC TO BE HEARD: None

MINUTES:

- 1. Lynd made a motion to approve the meeting minutes for February 24, 2010; seconded by Sloan. Motion carried unanimously.***

NEW BUSINESS: None

SUBDIVISIONS & LAND DEVELOPMENTS:

1. **Stoughton Acres Land Development, #10-02-01, 904 Sunset Drive** – Mr. Brett Ligo, Ligo Architects, presented the plan. Mr. Ligo stated the plan was changed after the last Planning Commission meeting by turning the proposed buildings perpendicular to Sunset Drive to conform to the fifty foot (50') setback requirement. Township Engineer Olsen stated the stormwater management plan was acceptable but plan should be modified to add a profile or notation on the plan indicating the dam top width of eight feet (8') wide at the top elevation 1,331.0. A performance bond in the amount of \$99,755.26 and an escrow bond in the amount of \$13,602.99 are required.

Lynd made a motion to rescind the recommendation to grant final approval because the plan was modified after the February 24, 2010 meeting; seconded by Paroli. Motion carried unanimously.

Paroli made a motion to recommend final approval of the Stoughton Acres Land Development, #10-02-01, with the following contingencies;

- (1) ***a profile or notation be added on the plan indicating the dam top width is eight feet (8') wide at top elevation 1,331.0,***
- (2) ***receiving approval of the Sewage Facilities Planning Module from the Department of Environmental Protection; seconded by Lynd. Motion carried unanimously.***

2. **Community Alliance Church, Phase II, #10-03-03, 800 Mercer Road** - Bob Swartz, William P. Deemer and Associates, presented the plan. Township Engineer Olsen suggested the "future building", as noted be relabeled as "future gymnasium/accessory building". Olsen recommends that the Building Code/Zoning Officer Round provide an opinion in reference to the lot coverage exceeding twenty-five percent (25%) and landscaping of the parking lot. The dimension of aisle widths should be noted on the plan. After a brief discussion, the consensus was possibly the lot coverage and landscaping may be considered as a nonconforming structure/use.

Sloan made a motion to recommend final approval of the Community Alliance Church, Phase II, #10-03-03, with the following contingencies;

- (1) ***the "future building" be labeled as "future gymnasium/accessory building"***
- (2) ***Recommend Building Code/Zoning Office Round provide an opinion, with guidance from the Township Solicitor, for the lot coverage exceeding twenty five percent (25%); landscaping requirements of***

the parking lot for efficient snow removal; and the depiction of the parking aisles on the plan; as an extension of a nonconforming structure/use. Seconded by Paroli. Motion carried unanimously.

OLD BUSINESS: None

MISCELLANEOUS:

1. **Butler County Stormwater Management Ordinance (PA Act 167 of 1978)** The Commonwealth of Pennsylvania did not fund this Act until 2008. The Butler County Commissioners contracted with HRG to implement and prepare the ordinance. Since State did not fund the Act for 2009 and it does not look like they will fund 2010, Butler County must pass the ordinance before June 30, 2010 or not be reimbursed by the State. If the County passes the ordinance, the municipalities must adopt the ordinance within six (6) months. If the municipalities do not adopt an ordinance, the possibility exists that any state funding could be in jeopardy.

ADJOURNMENT:

Lynd made a motion to adjourn the meeting at 7:34 pm; seconded by Sloan. Motion carried unanimously.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer