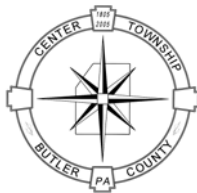


Board of Supervisors:
Thomas Schiebel, Chairman
Andrew Erie, Vice Chairman
Ronald Flatt, Supervisor
Kenneth Frenchak Jr, Supervisor
Edward Latuska, Supervisor



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

PLANNING COMMISSION

Regular Meeting
June 23, 2010
6:30 p.m.

CALL TO ORDER:

The Regular Meeting of the Center Township Planning Commission was called to order by Chairman Robert Sloan at 6:30 p.m. at the Center Township Municipal Building, 419 Sunset Drive, Butler, PA 16001.

ROLL CALL:

Present were Chairman Sloan; Vice Chairman A J Lynd; member Robert Paroli; Building Code Official/Zoning Officer Richard Round; and Township Secretary/Treasurer Anthony Amendolea. Member Cheryl Schaefer and Township Engineer Ron Olsen were absent. Member Kenneth Frenchak arrived at 6:34 p.m.

APPROVAL OF AGENDA:

Lynd motioned to approve the agenda for the June 23, 2010 meeting as presented; Paroli seconded. Motion carried unanimously.

PUBLIC TO BE HEARD:

1. Mr. Robert Atkinson, 479 West Sunbury Rd: Mr. Atkinson represented Cornerstone Baptist Church, 771 Mercer Rd, and requesting permission to construct a picnic pavilion, which is less than 1,000 square feet, without providing a land development plan. Building Code Official/Zoning Officer Round stated stormwater management is not a concern. Also, a plan review by Mr. John Nath is required. The consensus of the Planning Commission was to waive the required land development review since adequate stormwater management is available.
2. Mr. Jay Baxter, 302 Baxter Lane, and Mr. Ernest Baxter, 457 Jamisonville Rd: As owners of the Baxter Mobile Home Park, they voiced their concerns with the Township regulating (1) deck size; (2) permitting of only one accessory structure; and (3) carports within mobile home parks. They felt the individual park owners should have control of these structures. They appreciate the Township investigating the possibility of making amendments to the current ordinances.

3. Mr. Tim Schulter, 112 Virginia Ln: Mr. Schulter has plans for erecting a deck but unable to erect based on the current ordinances.
4. Mr. Brad Cavaliero, 100 N Maple Dr: Mr. Cavaliero represented the Hull Plan Residents Association. Mr. William Helsel refused the offer of a lot line revision. The Association will remove two sections of the pavilion to meet the required fifteen foot setback. The Association will apply for a building permit to extend the pavilion on the opposite side.

MINUTES:

Frenchak motioned to approve the minutes of the Regular Meeting held May 26, 2010; Lynd seconded. Motion carried unanimously.

NEW BUSINESS:

1. Sign Ordinance Amendment: A review of the proposed sign ordinance, drafted by Mr. Jeff Pierce, Olsen Engineering and Associates, and comments suggested by Building Code Official/Zoning Officer Round, with the following recommendations:
 - a. The definitions for the following terms should be added and any definition using "SIGN" (i.e. Awning Sign) should begin with "SIGN" to be consistent:
 - 1) Sign, Ground
 - 2) Sign, Projecting
 - 3) Sign, Window
 - b. Section 2, Subsection C should read "Signs in the C, Commercial Districts, M, Industrial Districts, and Gateway Sign Overlay District:"

Signs in the C-1, C-2 Commercial Districts, M-1, M-2 Industrial Districts, and Gateway Sign Overlay District
 - c. Section 2, Subsection C.3 should read "Standards for Permitted Signs in C Districts:" and "all signs permitted in the C District shall comply with the following standards."

Standards for Permitted Signs

all signs permitted in the C-1 and C-2 Districts shall comply with the following standards

- d. Section 2, Subsection C.3 (b) (4) replace Unionville with West Sunbury.

Minimum Setbacks: The sign shall be set back at least five (5) feet from the property line, except that no sign shall be erected within fifteen (15) feet of the SR 08 right-of-way, or within ten (10) feet of the Unionville and Oneida Valley Road rights-of- way, except as otherwise provided.

- e. Delete Subsection 2, C.3(b)(6) and (7)

Color/Materials: All on-premise ground signs and their bases shall be constructed of brick, stone or stucco. Color palette shall be of predominantly neutral earth tone colors.

Landscaping: The sign base shall be planted with a mixture of evergreen and deciduous shrubs to equal a minimum of five (5) plants, with a requirement of one (1) plant per two (2) linear feet of the sign base.

- f. Request clarification of Section 2, C.5(a) should low voltage be low intensity

Signs may be lighted internally or externally, provided that illumination is low voltage and from an indirect hidden source shining upon the sign surface and that no glare occurs on adjacent streets or properties.

- g. Delete Section 2, Subsection C.(5)(f)

No sign shall be illuminated between the hours of 12:00 a.m. and 6:00 a.m. except during times the establishment displaying the sign is open for business.

- h. Section 2, Subsection C.6(f) should prohibit "Snipe Signs" in all Districts

- i. Incorporate Section 2, Subsection C.7 with Chapter 20, Section 20-1607.

2. Miscellaneous Zoning & Subdivision and Land Development Ordinance Amendments (excluding Mobile Home Parks): A review of the proposed ordinance changes by Building Code Official/Zoning Officer Round was made with the following recommendations:

- a. Chapter 20, Section 20-406.A requires further review. Possible solution is permitting maximum height increases in the R-1A District or based on acreage.

§ 20-406.A. Maximum permitted height shall be one and a half (1-1/2) stories or fifteen feet (15'). (See Appendix B Figure 15) (Ord 2008-06-03, 06/11/08, §17) Exception: Conforming structures in C and M Zoning Districts shall be a maximum of thirty-five feet (35') in height. (Ord 2008-06-03, 06/11/08)

- b. Add a new subsection Chapter 20, Section 20-407 to address “Exterior Handicap Assist Structures”.

20-407 EXTERIOR HANDICAP ASSIST STRUCTURES

A. Single Family Detached Dwelling

1. *All ramps, decks, stoops, etc needed to assist a home’s occupant in entering and exiting the home due to physical impediments, must meet the principal structure minimum yard setback requirements for the zoning district in which the structure is located.*

Exception: Any request to install an exterior handicap assist structure inside any yard setback area, shall be submitted to the Planning Commission for review and approval. These structures must be designed and installed with the intent of future removal.

- c. Chapter 20, Section 20-1105.F.3 requires further review.

20-1105.F.3. Liquid Waste - Permit from Department of Environmental Protection and the Butler Area Sewer Authority agreeing to accept the waste flow.

- d. Delete Chapter 20, Section 20-1802.B.5.

20-1802.B.5. If the building is for commercial, industrial, multi-family or public use, a certificate of approval from the State Department of Labor and Industry shall be provided as well as all other applicable governmental agencies as may be required by law. In addition, the proposed site plan must be approved by the Board of Supervisors after review and recommendation by the Planning Commission as required in the Subdivision and Land Development regulations, Chapter 14.

- e. Add “Permitted Accessory Uses, similar to Chapter 20, section 20-1203.B, to C and M Districts.

- f. Add “wind energy systems” to Chapter 20, Section 20-404.A and to “Definitions”

§ 20-404. A. The height limitations of this Chapter shall not apply to the following structures: Church steeples or spires, chimneys, elevator bulk heads and other mechanical equipment which is part of the principal structure, conveyors, flagpoles, silos, standpipes, elevated water tanks, derricks, public utility structures and other structures not intended for human habitation which do not exceed the height limitations of the Zoning District by more than fifteen feet (15’).

Wind Energy System, Commercial: A wind energy conversion system consisting of more than one wind turbine and tower, a wind energy conversion system which will be used for primarily for off-site consumption of power or a wind energy system in excess of 100 kWh.

Wind Energy System, Small: A wind energy conversion system consisting of a wind turbine, a tower, and associated control or conversion electronics which will be used

primarily to reduce on-site consumption of utility power. A small wind energy system shall not exceed a rated capacity of 100 kWh.

- g. Delete from Chapter 20, Section 20-502.B.

B. Manufactured homes.

- h. The following terms are not defined and should be reviewed by Jeff Pierce:

- 1) Church
- 2) Garage Apartment

3. Zoning & Subdivision and Land Development Amendments (Manufactured Home Parks): A review of suggested amendments to the Mobile Home Park regulations by Building Code Official/Zoning Officer Round was made with the following recommendations:

- a. Chapter 20, Section 20-1408.A.26 replace “Manufactured” with “Mobile”
- b. Chapter 20, Section 20-1408.A.26.e.(6) delete the exception

20-1408.A.26.e.(6) Units shall not have attached structures such as; porches, decks, rooms, garages, carports, roofs, etc. (Ord 2008-06-03, 06/11/08, §40)

Exception:

One (1) easily removable open sided commercially manufactured awning not to exceed two hundred (200) square feet in area, intended to cover one (1) detached deck, ramp, porch, or patio. (Ord 2008-06-03, 06/11/08, §40)

- c. Delete Chapter 20, Section 20-1408.A.26.f.(3)

20-1408.A.26.f.(3) Maximum permitted area shall be two hundred fifty (250) square feet per accessory structure. (Ord 2008-06-03, 06/11/08, §40)

- d. Delete Chapter 20,-1408.A.26.f.(4)

20-1408.A.26.f.(4) Maximum permitted overall width shall be ten feet (10') per accessory structure. (Ord 2008-06-03, 06/11/08, §40)

- e. Delete Chapter 20, Section 20-1408.A.26.g.(3)

20-1408.A.26.g.(2) Total combined area of all deck/ramp/porch(es) shall not exceed two hundred fifty (250) square feet.

- f. Delete Chapter 20, Section 20-1408.A.26.h

20-1408.A.26.h. An application for permit must be made to the township for ALL home set ups, construction, repairs, and renovations inside the park. This includes pre-manufactured items such as sheds, carports, etc. (Ord 2008-06-03, 06/11/08, §40)

SUBDIVISIONS & LAND DEVELOPMENTS: None

OLD BUSINESS: None

MISCELLANEOUS: Frenchak noted that two individuals from Phillips Production Company and PC Exploration, Inc were inquiring about gas well drilling.

ADJOURNMENT:

A motion was made by Frenchak to adjourn the Regular Meeting at 8:41 p.m. Lynd seconded. Motion carried unanimously.

Anthony A. Amendolea
Township Secretary/Treasurer