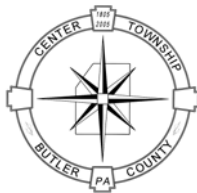


Board of Supervisors:
Thomas Schiebel, Chairman
Andrew Erie, Vice Chairman
Ronald Flatt, Supervisor
Kenneth Frenchak Jr, Supervisor
Edward Latuska, Supervisor



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

PLANNING COMMISSION

Regular Meeting Minutes

August 24, 2011

6:30 p.m.

CALL TO ORDER:

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

ROLL CALL:

In addition to Frenchak, present were members Robert Sloan, Robert Paroli, A J Lynd, and Cheryl Schaefer; Township Engineer Ron Olsen; and Township Secretary/Treasurer Anthony Amendolea.

APPROVAL OF AGENDA:

Lynd motioned approving the agenda for the August 24, 2011 meeting, as presented. Schaefer seconded. Motion carried unanimously.

PUBLIC TO BE HEARD: None

MINUTES:

Lynd motioned approving the minutes of the Regular Meeting held July 27, 2011. Schaefer seconded. Motion carried unanimously.

OLD BUSINESS:

1. The Board of Supervisors is holding a public hearing on September 12, 2011 at 6:00 p.m. for the revised Comprehensive Plan. Frenchak invites all Planning Commission and the Comprehensive Plan Steering Committee members to attend.

NEW BUSINESS:

1. Mrs. Barbara Webb, 351 W Sunbury Rd: Mrs. Webb submitted a pre-application to subdivide Map and Parcel 2F63 1. She desires to move the fifty-foot (50') right-of-way from the east side to the west side on existing Lot 1 (Map and Parcel 2F63 1C). The right-of-way will allow access to the new lot 4. Lot 2 has a right-of-way to access State

Route 308. The Planning Commission members recommends Mrs. Webb submit a subdivision application to the office for the next Planning Commission to be held on September 28, 2011

SUBDIVISIONS & LAND DEVELOPMENTS:

1. Mr. Glenn Miller, 1404 N Main St Ext, Lot Line Revision No. 11-08-07, Final Approval: Mr. Glenn Miller presented a plan proposing to remove the lot line between Map and Parcel S2 A1 and S2 A2 conveying .13 ac (m/l) to Map and Parcel S2 A2. Township Engineer Olsen did not have any comments per his letter dated August 23, 2011. Butler County Planning has not submitted their comments. Olsen recommended Mr. Miller investigate adding the paper street to his property. Mr. Glen Miller may present a revised plan adding the paper street. ***Lynd motioned recommending preliminary and final approval, as presented, contingent on receipt of Butler County Planning Commission comments, of the Miller/Henry Lot Line Revision No. 11-08-07. Schaefer seconded. Motion carried unanimously.***
2. Dollar General, 1627 N Main St Ext, Land Development No. 11-07-06, Final Approval: Mr. Eric Allen, Atwell, LLC, presented a plan to construct a 10,566 square foot Dollar General Store at 1627 North Main Street Extension (Map & Parcel S3 10) consisting of 1.73 acres (m/l). The Planning Commission recommended preliminary approval at their meeting held on July 27, 2011. The Board of Supervisors granted preliminary approval at their meeting held on August 10, 2011. The following items, noted by Olsen and Round, need resolved before final approval by the Board of Supervisors (*Mr. Allen's comments are in italics*):
 - a. It appears that site disturbance will be less than 1 acre, but is not labeled. If the site disturbance area exceeds 1 acre, the Erosion and Sedimentation Control Plan must be submitted for review and approval to the Butler County Conservation District. *More than an acre will be disturbed. We submitted for a NPDES permit from the Butler County Conservation District.*
 - b. Likewise, a connection to a public sanitary sewer line manhole on property of the Salvation Army is also indicated. Sanitary Sewer lines of the Butler Area Sewer Authority (BASA) are commonly centered within a 20' public sanitary sewer easement. The Applicant should contact BASA (724-282-1978) for verification that the sanitary sewers shown on the plan are public and that the Dollar General proposed connection can be made without procuring a private easement from the Salvation Army. *Clarify sewer easement or lack of with the Butler Area Sewer Authority (BASA) for the protection of the developer. Will request a statement from BASA to verify a twenty-foot (20') easement exists and the line is serviced by BASA.*
 - c. The Township will need copy of comments from the Butler County Planning Commission.
 - d. Driveway access from SR008 onto the site will require a PaDOT Highway Occupancy Permit. New interpretations by PaDOT of existing laws may require the Township to be a "co-permittee" for the Applicant's drainage connection to PaDOT culverts. This "co-permittee" designation may assign maintenance responsibilities to the Township. If so, the Township may want to request Solicitor Gallagher to prepare an agreement between the Township and the Applicant that would require drainage facilities on the private property to be maintained in perpetuity by the Applicant or his assigns. Recent announcements by PaDOT suggested that side agreements between private Applicants and local communities be recorded. Any questions regarding this should be addressed to PaDOT District 10 Permits Department in Indiana, PA (724-357-2800). *The Highway Occupancy Permit required corrections and resubmitted to PennDOT.*

- e. A copy of a Sewage Facilities Planning Module has been submitted to the Township. Under section B (Municipality Information) the Municipality Contact individual should be changed to Anthony Amendolea. Section C must include a detailed written description of how to get to this site (from the City of Butler) and a description of the site must be provided. The Applicant must insert the number of EDU's he is adding. 1EDU=400 gpd for planning purposes. Note that the BASA has a different definition of a EDU for fee purposes when a sewerage permit is applied for. The BASA must complete section G.2.b. *The Pennsylvania Department of Environmental Protection received the Sewage Facilities Planning Module. Four items required minor corrections, which were made and submitted.*
- f. It appears Type A screening may be necessary on the east side of the plan. See §20-1306 and §20-905.A.4 of Zoning Ordinance. *Screening will be shown on revised plan.*
- g. It appears high voltage overhead electric lines pass over the east side of the proposed structure. Common sense tells me West Penn Power is not going to permit this. *Moved proposed structure away from the West Penn Power lines. Will contact West Penn Power to verify easement*

Sloan motioned recommending final approval contingent on the completion of items a through g, as mentioned. Lynd seconded. Motion carried unanimously.

MISCELLANEOUS:

1. Board of Supervisors Chairman Schiebel briefed the Planning Commission members on the status of the Mineral Extraction Overlay amendment. Supervisor Flatt and Building Code Official/Zoning Officer Round separated gas from other mineral extraction. The proposed amendment allows for gas exploration on a minimum of twenty (20) acres. On August 19, 2011, Schiebel, Flatt, and Round met with an individual desiring to deep mine.

ADJOURNMENT:

A motion was made by Frenchak to adjourn the Regular Meeting at 7:53 p.m. Lynn seconded. Motion carried unanimously.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer