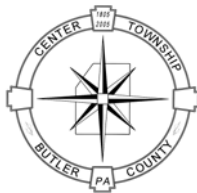


Board of Supervisors:
Thomas Schiebel, Chairman
Andrew Erie, Vice Chairman
Ronald Flatt, Supervisor
Kenneth Frenchak Jr, Supervisor
Edward Latuska, Supervisor



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

September 28, 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 6:31 p.m. at the Center Township Municipal Building, 419 Sunset Drive, Butler PA 16001.

ROLL CALL:

In addition to Frenchak; present were members A J Lynd and Robert Paroli; Township Engineer Ron Olsen; and Township Secretary/Treasurer Anthony Amendolea. Member Robert Sloan arrived at 6:34 p.m. Member Cheryl Schaefer was absent.

APPROVAL OF AGENDA:

Lynd motioned approving the agenda for the September 28, 2011 meeting, as presented. Paroli seconded. Motion carried unanimously.

PUBLIC TO BE HEARD: None

MINUTES:

Lynd motioned approving the minutes of the Regular Meeting held August 24, 2011. Paroli seconded. Motion carried unanimously.

OLD BUSINESS:

1. Dollar General – Frenchak asked the status of the Dollar General project. Township Secretary/Treasurer spoke with Mr. Bill Boron, Atwell Inc, on Tuesday, September 27, 2011. Mr. Boron is still waiting for Butler County Conservation District approval. Once received, the mylars will be delivered to the office for signatures. Building plans are in the process of review by Professional Code Services.

NEW BUSINESS:

Member Robert Sloan arrives.

1. Conditional Use – 106 Milheim Dr: Mr. Doug Tapager, 104 Teakwood Road, proposes to renovate the previous 20/20 Eye Care location to conform to a financial services, Edward Jones, office. There will be himself and one (1) employee. Mr. Tapager stated he only has two (2) to four (4) appointments per day. Most of his work is done by phone. He is in discussion with Building Code Official/Zoning Officer Round about moving the sign to the intersection of Milheim Drive and State Route 8. Since there is a change in use, a conditional use hearing is required. The Board of Supervisors scheduled a hearing for October 11, 2011 at 6:00 p.m.

SUBDIVISIONS & LAND DEVELOPMENTS:

1. Northridge Minor Subdivision No. 11-09-08, 109 Northridge Ln, Final Approval: Mr., John Mazar, 109 Northridge Lane, presented a plan proposing to subdivide the commercial building onto a one (1) acre tract (m/l) and leave the multi-family dwellings on the remnant of nine (9) acres (m/l). Butler County Planning Commission had no comments per their letter dated September 22, 2011. Township Engineer Olsen comments are (*Mr. Mazar's comments are italicized*):
 - a. The addition of the fifty-foot (50') front setback building line creates a nonconforming structure (as noted), which encroaches into the required front yard.
 - b. The nine (9) acre remnant parcel should be assigned a lot number for identification purposes. *Will assign lot number.*
 - c. A reciprocal ingress and egress agreement between owners of Lot 1 and the nine (9) acre remnant parcel should be prepared and recorded for access from the blacktop drive on the remnant to the blacktop parking area on Lot 1 if this is to be used in the future. *Lot 1 has separate ingress and egress.*
 - d. A private utility easement should be identified connecting the sanitary sewer service line on Lot 1 with the approximately located septic field on the remnant parcel as per the provisions of Section 14-604, Subsection B (also Section 14-404). The Township may wish to consult with its SEO regarding the acceptability of shared use of the septic field. *Will show easement on revised plan.*
 - e. All required Pennsylvania Department of Environmental Protection (PaDEP) permits for on-lot sewage disposal should be current. *Will show proof*
 - f. Center Township's ordinance adopted in May of 2011 (2011-05-02) relating to stormwater management will be applicable if any future improvements are proposed.
 - g. All public utilities identified should be situated in easements (Section 14-404). *Will show easements for utilities on revised plan.*
 - h. The sign identified on the plan is located within the SR 08 right-of-way and off the Lot 1 property. This is assumed to be a PaDOT issue.
 - i. The Applicant should better identify the right-of-way on the northern boundary of the remnant lot identified as "C/L Ex. 33' R/W" if this serves as access to any parcels.
 - j. The remnant parcel identifies three (3) twenty foot (20') wide rear yard building lines and one (1) thirty foot (30') wide side yard building line abutting Lot 1. The applicant should designate a front yard for this parcel (Section 20-1005). *Property owner designates northern building line as front yard, which be shown on revised plan.*

- k. The Applicant should state his proposed means of providing potable water for Parcel 1. *New owner will drill well, when appropriate.*

Lynd motioned recommending preliminary and final approval, contingent on items b, d, e, g, and k and adding property owner's phone number, of the Northridge Minor Subdivision No. 11-09-08. Sloan seconded. Motion carried unanimously.

MISCELLANEOUS:

1. Clearview Mall Accident: Frenchak suggests, the Board of Supervisors, with the assistance of Clearview Mall and Unionville Volunteer Fire Company, asking PennDOT, by letter, to reexamine the signalization of the north mall entrance on State Route 8.
2. Center Township Comprehensive Plan: The Board of Supervisors at their meeting, on September 14, 2011, approved the Comprehensive Plan. He suggests the Planning Commission consider (1) changing lot sizes to one-third (1/3) acre to encourage developers, (2) review sign ordinance to increase digital display portion, and (3) create a Community Development Group to work with existing businesses and create a program to encourage new business. Sloan stated Mr. Bill Flanagan is working with a coalition to bring business/industry to the ten (10) county area, surrounding Allegheny County.
3. Frenchak announced that Supervisor Erie states that Pennsylvania American Water Company will expand the waterline to Baxter's Mobile Home Park and Unionville.

ADJOURNMENT:

A motion was made by Lynd to adjourn the Regular Meeting at 7:34 p.m. Paroli seconded. Motion carried unanimously.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer