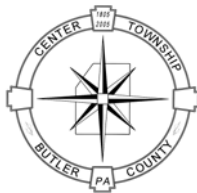


Board of Supervisors:
Thomas Schiebel, Chairman
Andrew Erie, Vice Chairman
Ronald Flatt, Supervisor
Kenneth Frenchak Jr, Supervisor
Edward Latuska, Supervisor



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

October 26, 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 6:32 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 October 26, 2011 meeting, correcting minutes date from September 24, 2011 to September 28, 2011. Schaefer seconded. Motion carried unanimously.

PUBLIC TO BE HEARD:

1. Ms. Judith Kiser, 204 Aggas Road: Ms. Kiser desires to build a single family dwelling on property occupied with a single family dwelling. Township Engineer Olsen stated the property would require subdivision. The Planning Commission does not have an issue granting a modification requiring the entire parcel to be surveyed.

MINUTES:

Lynd motioned approving the minutes of the Regular Meeting held September 28, 2011. Paroli seconded. Motion carried unanimously.

NEW BUSINESS:

1. Michael McAndrew, 635 Glenwood Way, Rezoning Request: Mr. Michael McAndrew, 635 Glenwood Way, requests rezoning of three (3) parcels being Center Township Map Parcels 060 2F63 21A1A consisting of 1.37 acres (m/l), 060 2F63 21A1B consisting of 1.2 acres (m/l), and 060 2F63 21B consisting of 1.38 acres (m/l). ***Frenchak motioned recommending approval of the McAndrew's rezoning request. Lynd seconded. Motion carried unanimously.***

SUBDIVISIONS & LAND DEVELOPMENTS:

1. Elliott Major Subdivision No. 11-05-04, 179 S Benbrook Rd, Final Approval: Mr. Ed Elliott, 337 East Brewster Road, presented the final plan to subdivide Center Township Map Parcel 060 3F43 13CA consisting of 3.377 acres (m/l) into three (3) lots of 1.15 acres (m/l), 1.12 acres (m/l) and 1.10 acres (m/l). The Board of Supervisors granted preliminary approval at their meeting held on June 8, 2011. Township Engineer Olsen's comments are:
 - a. This plan proposes the required extension of the public sewer lines within a public sanitary sewer easement as identified. This development is therefore classified as a major subdivision and must meet ordinance provisions for a major subdivision or request modification.
 - b. We suggest that a grading plan be prepared for the subdivision along with an Erosion and Sedimentation Control Plan. If over one (1) acre of land is to be disturbed, an NPDES permit will necessarily be prepared and submitted to the Butler County Conservation District for approval. This would also then require the PaDEP's new Chapter 105 regulations to be followed, which requires runoffs from a two (2) year storm to be retained on-site, to be infiltrated or evaporated. The Township's on-lot sump requirement would not necessarily be required but could be a part of the NPDES proposed designs. If a NPDES permit is not required, the Township's new Stormwater Management Plan with volume control, peak runoff control, and water quality controls must be followed or a modification requested.
 - c. The applicant should identify approximate western right-of-way line on South Benbrook Road.
 - d. Section 14-604 (Center Township Subdivision and Land Development Ordinance) Subsection A requires a water supply system. A Note should denote that private wells be provided on each lot.
 - e. Two (2) areas marked "Drive", one to the T.J. Killean property north of Revised Lot 1 and one to the A. G. Feczko property, south of Lot 3, are identified and should be considered when locating driveways to revised Lot 1 and Lot 3 (proposed).
 - f. The future lot owner's or this Applicant's Highway Occupancy Permit Applications to PaDOT may also involve drainage controls. If so, the Township may be requested by the property owners or Applicants to be a co-permittee, which would involve formulating agreements between the Applicants and the Township for perpetual maintenance of drainage improvements.
 - g. A letter from the Butler Area Sewer Authority approving the plan and acknowledging receipt of performance security should be submitted to the Township by the Applicant.
 - h. Depending upon the proposed methods of controlling stormwater on the site, performance security may be required from the Applicant for these Township-required improvements.

Township Engineer Olsen stated that Mr. Elliott could extend the Butler Area Sewer Authority line through Lot 1 and request a minor subdivision approval. If the Planning Commission recommended final approval as a major subdivision, Mr. Elliott would be required to install stormwater retention pond. ***Frenchak motioned recommending final approval for the Elliott Major Subdivision No. 11-05-04. Lynd seconded. Motion died.***

Lynd motioned tabling the Elliott Major Subdivision No. 11-05-04 until completion of the sewer line. Sloan seconded.

2. Douthett Lot Line Revision No. 11-10-09, 104 Heritage Ln, Preliminary/Final Approval: Ms. Cheryl Hughes, Land Surveyors, presented a plan for Mr. and Mrs. Ronald E Douthett, 104 Heritage Lane, to convey 4.49 acres (m/l) from Center Township Map Parcel 060 2F106 19H to 060 2F106 19HB. Butler County Planning Commission had no comments per letter dated October 26, 2011. Township Engineer Olsen comments are:
 - a. The plan appears to meet Township ordinances except that water service to Lot 2 Revised should be denoted. It is now at an unknown location. If one of the lots is to be sold, it may be important to reserve a water line easement.

Lynd motioned recommending preliminary and final approval for the Douthett Lot Line Revision No. 11-10-09. Schaefer seconded. Motion carried unanimously.

OLD BUSINESS:

1. Review Lot Sizes: No further action will be taken at this time.
2. Review Sign Ordinance: The Planning Commission will consider increasing the digital sign display by ten percent (10%). They request Building Code Official/Zoning Officer Round provides input on the sign ordinance. In addition, request copies of Butler Township and Cranberry Township sign ordinance are provided.
3. Community Developers Group: Frenchak desires to create a Community Developers Group to review goals of the Comprehensive Plan and actively search for businesses. He asked the members to consider individuals to participate and number of meetings to be presented at the next meeting.

MISCELLANEOUS:

1. Mineral Extraction Overlay Ordinance: Copies were provided for review.
2. Veteran's Administration Hospital Expansion: Paroli and Schaefer attended an informational meeting for the Veteran's Administration Hospital Expansion which includes property in Center Township. ***Sloan motioned recommending an amendment to Chapter 20, Zoning, Article V, "R-1A" Low Density Residential, Section 20-504A, Condition Uses, by adding the phrase "medical center". Lynd seconded. Motion carried unanimously.***

ADJOURNMENT:

A motion was made by Lynd to adjourn the Regular Meeting at 7:58 p.m. Schaefer seconded. Motion carried unanimously.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer