

Board of Supervisors:
Ronald Flatt, Chairman
Andrew Erie, Vice Chairman
Kenneth Frenchak Jr, Supervisor
Edward Latuska, Supervisor
Philip Wulff, 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
February 22, 2012
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 6:37 p.m. at the Center Township Municipal Building, 419 Sunset Drive, Butler PA 16001.

ROLL CALL:

Present, in addition to Frenchak, were members Robert Sloan, Robert Paroli, Neil Ashbaugh, and Cheryl Schaefer; and Secretary/Treasurer Anthony Amendolea. Township Engineer Ron Olsen arrived at 7:45 p.m.

APPROVAL OF AGENDA:

Frenchak motioned approving the agenda for the February 22, 2012 meeting, as presented. Paroli seconded. Motion carried unanimously.

PUBLIC TO BE HEARD: None

MINUTES:

1. Regular Meeting Minutes - December 21, 2011: *Frenchak motioned approving the minutes of the Regular Meeting held December 21, 2011. Paroli seconded by adding the following to Miscellaneous Item 3:*

Tom Schiebel - current Chairman of the Center Township Supervisors who was sitting in the audience during our entire meeting stated the Planning Commission should not have worked with 50 year business taxpayer in our township but should have fined him for violations. He then proceeded to call Mr. Pierrel a cry baby and stated we need to take a tougher stand. Bob Paroli interjected we need to work with Mr. Pierrel and any other resident in our township that has come on hard times due to the current state of our economy. Tom Schiebel then went quiet.

Tom Schiebel then proceeded to educate the Planning Commission Board on the D's and R's of our community explaining in the reason he lost the most recent election.

Tom Schiebel then stated that he had done something for a resident of our Township. He stated he was helping a little old lady whose relatives were using a right of way thru her property. She no longer wanted them to use it after many years of using it. Schiebel stated that when PA State Trooper Morando responded to the complaint, he came to her house with his hand on his gun. Then he proceeded to state this officer was wearing a goofy hat and dumb uniform and acting inappropriately. He then continued berating the officer's

intelligence and demeanor. A J Lynd made a motion to adjourn the meeting and Bob Paroli seconded with all in favor stopping this tirade against law enforcement.

Ashbaugh abstained. Motion carried.

2. Reorganization/Regular Meeting Minutes - January 25, 2012: **Frenchak motioned approving the minutes of the Reorganization/Regular Meeting Minutes held on January 25, 2012. Paroli seconded. Motion carried unanimously.**

SUBDIVISIONS & LAND DEVELOPMENTS:

1. Fleig Lot Line Revision No. 2012-02-01, 210-212 Maplewood Drive, Final Approval, Expires May 21, 2012: Mr. John Fleig presented a lot revision for 210 - 212 Maplewood Drive (Center Township Map 060-S5-A25 & 060-S5-A26) consisting of 1.18 acres (m/l). Mr. Fleig requests to transfer .15 acres from Center Township Map 060-S5-A25 to 060-S5-A26. Since the lots do not meet the required acreage and frontage, the Center Township Zoning Hearing Board approved a variance at their hearing held on December 13, 2011. Butler County Planning has not reviewed the plan. Township Engineer Olsen comment is as follows:

- a. A condition of the Zoning Hearing Board's Approval was that a driveway easement be created. The recording of the plan will create this easement labeled "proposed ingress-egress and utility easement".

Sloan motioned recommending final approval of the Fleig Lot Line Revision No. 2012-02-01 with contingencies of (1) receiving Butler County Planning Commission's approval and (2) adding a note to the mylar for the driveway easement. Paroli seconded. Motion carried unanimously.

2. M. G. Rental, L.P. Land Development No. 2012-02-02, Preliminary/Final Approval, Expires May 21, 2012: Mr. Leo Rosenbauer, S. D. Graff Professional Surveying, presented a land development plan for 172 Unionville Road (Center Township Map 060-3F41-22K) consisting of 2.32 acres (m/l). Mr. Michael Schneider, M. G. Rental, L.P., proposes to construct a 1,471 square foot addition to the existing building. The project includes removal of a 1,167 square foot metal building, addition of 89 square feet of sidewalk, and an additional handicap parking space. There is no increase in impervious areas. Mr. Rosenbauer requests a modification from Center Township Codified Ordinances Chapter 14, Subdivision and Land Development, Article IV, Section 14-403A requiring preliminary/final approval. Butler County Planning Commission had no comments per letter dated February 16, 2012. Township Engineer Olsen comments are as follows (*Rosenbauer's comments are italicized*):

- a. The property is zoned M-1 and was previously developed with a building, gravel parking lot, stormwater management detention structure, on lot sand mound, and private well. (*We acknowledge the current Zoning and developed site.*)
- b. A proposed new addition consisting of about 1,471 square feet is proposed. This will be located in approximately the same area where a 1,167 square foot metal building will be removed. Since these areas are roughly equivalent, the Board may determine that Zoning Ordinance section 20-1305 General Landscaping provisions may not apply to this application.

(This site is in compliance with Zoning Ordinance Section 20-1305 General Landscaping provisions. The area designated in the ordinance consists of 32% grass area.)

- c. The Applicant is proposing 12 parking spaces, one of which will be handicapped accessible. Zoning Ordinance Article XV, paragraph 20-1501 requires:
- E.1. Screenings and Landscaping: Off-street parking shall be effectively screened on each side which adjoins or faces either a residential or commercial zoned district by an opaque ornamental or fence or dense evergreen hedge...not less than 5' not more than 6' in height. Location of this proposed landscaping should be discussed at the Planning Commission meeting. (Zoning Ordinance Article XV, Section 20-1501 (Screening and Landscaping)). We have added the required screening with a variation. The ordinance requires screening in order to buffer parking spaces. The existing site conditions do not physically allow for screening plantings along Unionville Road on the southwestern portion of the lot. The site does however allow for plantings along Unionville Road on the southeastern portion of the site. As per the ordinance a screening length of 89 feet would be required. The length of screening provided is 100 feet. Due to existing conditions: the entrance and drive access around one of the storm water ponds would provide a physical hardship to plant screening material in these areas. The owner is complying with the intent of the ordinance with a variation. Please note that all the parking spaces are existing prior to this submission, but have been identified and will be resurfaced per ordinance requirements with stripping in order to conform. The plan meets quantity requirements for usage not only for the Township of Center but also per the Uniform Building Code.)
- E.3. Where more than 10 parking spaces are proposed a minimum 12' wide landscape partition shall be provided (see Figure #3, Appendix B). (This section does not apply as the proposed design does not propose 10 contiguous parking spaces identified in Appendix B, Figure 30.)
- E.10. Surfacing: All off-street parking or loading areas shall be surfaced with asphaltic or cement binder pavement or similar durable gravel and dustless surface, which shall be...marked as to provide for the orderly...parking of vehicles. (We acknowledge and the parking surface has been noted on the drawing.)
- The Township has interpreted this to be a minimum tar and chip surface, which is capable of receiving line painting.
- d. Paragraph 20-1502 - At least one off-street loading space shall be provided (10' x 35' dimension). (Section 20-1502, does not apply as the proposed design does not propose a total building square feet in excess of 5,000. The clients total building square feet is 4,249.
- e. Even with existing gravel areas being paved for parking and loading, this proposed land development will result in less than 5,000 square feet of new impervious surface and therefore this land development should meet criteria for an exemption from the Township's new Act 167 Stormwater Management Ordinance. However, an on-lot stormwater detention sump designed to store 2" of precipitation covering new impervious areas will be required. Center Township Standard Detail SD22 should be added to the plan. (We are proposing a simplified solution to the storm water requirements. Currently any proposed changes to the site are either replacing the same square footage of an existing building and or over

graveled areas. By resurfacing the parking spaces with tar and chip an infiltration factor between gravel and tar and chip formerly was approximately 30%. Instead of installing a storm system to capture the surface water from the parking spaces which currently sheet flows to the ponds; the proposal is to install a sump for the total area of the addition (1,471 sf.) which is an additional area of 304 square feet above the existing structure size which is to be removed and also over a portion of the existing gravel drive.)

- f. Unless Land Development will result in over 400 gallons per day of increased sewage production (800 gallons of total sewage production), no Sewage Facilities Planning Module will be required. This should be discussed at the Planning Commission meeting. (There will be seven (7) employees in the office so sewage production will be less than 800 gallons per day.)
- g. The Application states that the property is served by private well. The location of this should be added to the drawing (Subdivision and Land Development Ordinance - papa 14-403 B.H.) (Well location will be shown on the mylar.)
- h. No public improvements appear necessary to support this land development. Therefore, performance security should be only posted by the Applicant for Township required paving and landscaping.

Sloan motioned recommending modification of Center Township Codified Ordinances Chapter 14, Article IV, Subsection 14-403A. Paroli seconded. Motion carried unanimously.

Sloan motioned recommending approval of M G Rental Land Development No. 2012-02-02 with contingencies of (1) water well location shown on the mylar and (2) pending review of Rosenbauer's comments by Township Engineer Olsen. Frenchak seconded. Motion carried unanimously.

OLD BUSINESS:

1. Display Signs: There is concern that the digital display on electronic signs, currently fifteen percent (15%), is too small. **Frenchak motioned recommending Building Code Official/Zoning Officer Round draft an ordinance amendment to increase the electronic digital display to thirty percent (30%). Schaefer seconded. Motion carried unanimously.**
2. Storage Buildings: Building Code Official/Zoning Officer Round presented proposed changes to Center Township Codified Ordinances Chapter 20, Zoning, for accessory structure heights, accessory structures on vacant properties, self storage buildings as a conditional use in the "C" Zoning Districts. **Frenchak motioned recommending Building Coded Official/Zoning Officer Round draft an ordinance amendment to allow storage buildings as a conditional use in the "C" Zoning Districts. In addition, do not make any changes to the height (15') of accessory structures. Schaefer seconded. Motion carried unanimously.**
3. Business List: Building Code Official/Zoning Officer Round presented a list of businesses and home occupations operating in Center Township. Frenchak requested the Planning Commission Secretary Ashbaugh draft a welcome letter for new businesses.

NEW BUSINESS:

1. Butler Chamber of Commerce: Frenchak and Ashbaugh met with the Butler Chamber of Commerce to discuss the possibility of having businesses consider Center Township. Frenchak is concerned with the publicity in the Butler Eagle. According to Chamber of Commerce, they have not heard any negativity from businesses. The Butler Chamber of Commerce will add a link to Center Township's web site.
2. Crime Rate: Paroli stated that not only his vehicle but other vehicles were damaged while parked at the Clearview Mall. He wants to know if the Township could recommend that the mall area businesses add security cameras.
3. Ordinance Enforcement: Sloan asked if Zumba Fitness, 1641 North Main Street Extension, applied for a permit.

Sloan left at 7:46 pm

MISCELLANEOUS:

1. Marcellus Shale: Township Engineer Olsen's staff is reviewing the recently passed House Bill 1950 concerning Marcellus Shale drilling. He expects to have the act summarized in a couple of months for municipalities to review.

ADJOURNMENT:

A motion was made by Frenchak to adjourn the Regular Meeting at 8:00 p.m. Paroli seconded. Motion carried unanimously.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer