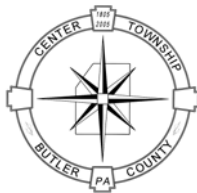


Board of Supervisors:
Ronald Flatt, Chairman
Andrew Erie, Vice Chairman
Kenneth Frenchak Jr, Supervisor
Edward Latuska, Supervisor
Philip Wulff, Supervisor



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

<p style="text-align: center;">PLANNING COMMISSION Regular Meeting Minutes April 25, 2012 6:30 p.m.</p>
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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:

Present, in addition to Frenchak, were members Robert Sloan, Neil Ashbaugh, Robert Paroli, and Cheryl Schaefer; Township Engineer Ron Olsen; and Secretary/Treasurer Anthony Amendolea.

APPROVAL OF AGENDA:

Frenchak motioned approving the agenda for the April 25, 2012 meeting, as presented. Schaefer seconded. Motion carried unanimously.

PUBLIC TO BE HEARD: None

MINUTES:

1. *Regular Meeting Minutes - March 28, 2012: Sloan motioned, with the correction of Miscellaneous, Item 4 which read "Clements" should read "Clement", approving the minutes of the Regular Meeting held March 28, 2012. Paroli seconded. Motion carried unanimously.*

SUBDIVISIONS & LAND DEVELOPMENTS:

1. Minto Lot Line Revision No. 2012-04-04, 106 Nulph Lane, Final Approval, Expires July 24, 2012: Mr. Ron Bole presented a lot revision for 106 Nulph Lane (Center Township Map 060-S3-8, 060-S3-23, and 060-S3-23C) consisting of 1.36 acres (m/l). Mr. Minto proposes combining the three (3) lots. Property was combined by deed (Instrument Number 201105180012110), which constitutes an illegal subdivision. Butler County Planning Commission has reviewed the plan with no comments per letter dated April 13, 2012. Township Engineer Olsen's comments are, as follows (*Mr. Bole's comments are italicized*):
 - a. The Applicant should correct typographical errors on the plan labeling.
 - 1) The spelling of the word "deleted" should be corrected in three places on the lot description.
 - 2) The word "into" is misspelled in the note at the bottom of the drawing.

- b. We suggest that a drawing depicting the final lot be depicted on the drawing so that all of the extraneous existing yard setbacks are shown to have been deleted as part of the lot revision process.
- c. The final lot will be a flag lot in an R-1 zone. A 35' front yard setback, two 15' side yards, and one 35' rear yard should be denoted. It appears that the existing dwelling does not meet side yard setbacks and therefore it should be labeled a non-conforming structure.
- d. The following information is required by section 14-403 of the Subdivision and Land development Ordinance:
 - 1) Cartway width of the abutting street. (*18' cartway is shown*)
 - 2) Adjacent underground utility lines, right of way and easements.
 - 3) Existing natural gas or oil wells.

Sloan added the following comments:

- a. Private right of way should be depicted. (*Right of way is referred to in the deed*)
- b. Adjacent property owners (Windward Heights and Shanor Manor) are not shown.
- c. Property owner phone number is not shown.
- d. Site map should be enlarged.
- e. Zoning requirements for R-1 are not shown.

Sloan motioned, contingent on Township Engineer Olsen comments a, b, c, d2, d3 and Sloan's comments b, c, d, and e, recommending final approval of the Minto Lot Line Revision No. 2012-04-04. Paroli seconded. Motion carried unanimously.

- 2. Palombo Lot Line Revision 2012-04-05, 5271 Elliott Road, Final Approval, Expires July 24, 2012: Ms. Patricia Palombo presented a lot line revision for 5271 Elliott Road (Center Township Map 060-2F61-26B, 060-2F61-26C, 060-2F61-26D, and 2F61 26G) consisting of 5.53 acres (m/l). Ms. Palombo proposes combining the four (4) lots. Butler County Planning Commission has reviewed the plan with no comments per letter dated April 20, 2012. Township Engineer Olsen's comments are, as follows (*Ms. Hughes' comments are italicized*):
 - a. The property is located in a Zoning District R-1A and existing/proposed uses appear to meet Zoning District regulations.
 - b. The purpose of the plan is to combine four lots into one larger parcel.
 - c. The Flood Zone Boundary appears to be satisfactory shown. The Flood Zone Boundary will be changing in the near future based on FEMA's access to better mapping.

- 1) Lot areas shall be computed excluding road rights-of-way (Zoning Chapter 20, Para. 20.202.20). *(Lot area calculation to R/W has been added to the plan.)*
- 2) The proposed garage appears to be located in the front yard. We suggest that para. 20-406 B of the Zoning Ordinance be reviewed with the Applicant and Zoning Officer. Building Code Official/Zoning Officer Round determines the proposed garage is in compliance with current zoning regulations. *(The proposed garage has been removed from the Lot Line revision since it will be a building permit issue and doesn't affect the purpose of this plan.)*
- 3) This plan qualifies as a minor subdivision.
 - a) A north arrow should be added to the Location Map since it deviates from the main drawing (para. 14-403.G.1.a.). *(North arrow has been added to the vicinity map.)*
 - b) Cartway width should be added (14-403.G.1.c.), as well as any existing utilities, natural gas, or oil wells. *(Cartway has been shown. There are no oil or gas wells on the property.)*

Sloan motioned, contingent on showing existing utilities on the plan which are checked "as shown" on application checklist, recommending final approval of the Palombo Lot Line Revision No. 2012-04-05. Ashbaugh seconded. Motion carried unanimously.

OLD BUSINESS: None

NEW BUSINESS: None

MISCELLANEOUS:

- 1. Dollar General: Dollar General is progressing with construction. Township Engineer Olsen noted that the power lines must be moved. In addition, there is a problem with the sewer lines.

ADJOURNMENT:

A motion was made by Frenchak to adjourn the Regular Meeting at 7:15 p.m. Sloan seconded. Motion carried unanimously.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer