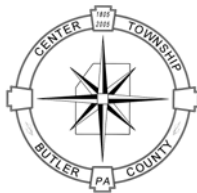


Board of Supervisors:
Ronald Flatt, Chairman
Andrew Erie, Vice Chairman
Kenneth Frenchak Jr, Supervisor
Edward Latuska, Supervisor
Philip Wulff, Supervisor



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
June 27, 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 6:31 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; and Secretary/Treasurer Anthony Amendolea. Township Engineer Ron Olsen was absent.

APPROVAL OF AGENDA:

Schaefer motioned approving the agenda for the June 27, 2012 meeting, as presented. Sloan seconded. Motion carried unanimously.

PUBLIC TO BE HEARD: None

MINUTES:

1. Regular Meeting Minutes - May 23, 2012: *Frenchak motioned approving the minutes of the Regular Meeting held May 23, 2012. Schaefer seconded. Motion carried unanimously.*

SUBDIVISIONS & LAND DEVELOPMENTS: None

OLD BUSINESS:

1. Baxter Mobile Home Park Expansion: At the Planning Commission meeting held May 23, 2012, the members requested Building Code Official/Zoning Officer Round to provide an opinion in reference to the requested modifications. Mr. Paul Cornetti, Cornetti Engineering, Mr. Jay Baxter, Baxter Mobile Home Park, and Mr. Mark Lauer, Lauer Consulting, were present to discuss Round's comments (italicized), as follows:

- a. Reduce required street width from the required 24' to 18'

No objection, however it should be noted, there are other areas of where, developers have been required to construct enlarged streets.

Example; Lyn Dale is 50' while La Ray is 33 feet and Mar Vel are 33 feet.

Since Round had no objection, street width will be eighteen feet (18'). Mr. Baxter will request modification from Chapter 14, Article XI, Section 14-1101, Subsection B, Subparagraph 2 requirement.

- b. Waive buffer yard requirement

No objection

Mr. Baxter agreed and will request modification from Chapter 14, Article XI, Section 14-1101, Subsection C, Subparagraph 1 requirements.

- c. Move responsibility for lot lighting to lessee

Objection - The intent of this is to illuminate all walkways during nighttime hours. If the light is to be operated (and the power consumption paid for) by the lessee, the lights may or may not be on at night. This may also open the door for litigation in the event a park occupant is injured or assaulted due to lack of illumination which was required by the ordinance.

Mr. Baxter will install and maintain required lighting.

- d. Waiver of fire hydrant requirement

Objection, Hydrants are necessary - The last sentence of §14-1101.0.2 states; "If water is master metered, there will be no hydrant or rental fees". It appears that the issue of hydrants on private systems in mobile home parks has come up in the past and the forefathers felt it necessary the hydrants be installed, and after installation there are to be no fees charged to residents of the park. Not installing hydrants may open the door for litigation in the event a park occupant is injured (or worse) due to lack of a hydrant which was required by the ordinance.

Mr. Lauer presented a synopsis of fire protection for Baxter's Mobile Home Park. He stated Center Township is an ISO Class 5 and 9 community (Homeowners Insurance rating with and without hydrants). Unionville Volunteer Fire Company would respond with 2750 gallons of water. In addition, West Sunbury and Prospect would respond with 6,000 gallons of water. Baxter Mobile Home Park recently connected to Pennsylvania American Water Company, which installed a hydrant at the intersection of Sunset Drive (T-442) and Virginia Lane (Private). This hydrant provides protection for three-fourths of the mobile home park.

Mr. Baxter proposes to install a dry hydrant system consisting of a 20,000 gallon tank supplied with an existing two inch (2") water line and check valve. This system will provide protection for the remaining one-fourth of the mobile home park. Mr. Baxter requests to present the plan for preliminary/final at the Planning Commission meeting scheduled for July 25, 2012.

- e. Being infrastructure is private, are profiles and cross sections of road and infrastructure required to be submitted for review?

Profiles and cross sections of road and infrastructure should be required for new development and where connecting to existing roads and infrastructure.

Mr. Cornetti stated he would show cross section details for road and infrastructure for the new development.

Frenchak motioned recommending preliminary approval, contingent on information from Round, Lauer, Unionville Volunteer Fire Company, Cornetti Engineering, and Olsen Engineering for adequate water flow from the dry hydrant system; permit cross section details; and items a, b, and c, as discussed. Ashbaugh seconded. Motion carried unanimously.

NEW BUSINESS: None

MISCELLANEOUS:

- 1. Motorcycle Repair Shop: Frenchak noted that a motorcycle repair shop is opening in Center Township. It will be located at 1667A North Main Street Extension (Center Township Map 060-S4-13B).
- 2. May Zoning Report: Sloan noted that property owners were improving their properties
- 3. Dollar General: Frenchak noted that Dollar General's parking area is being paved.
- 4. Butler Eagle Business Magazine: Frenchak and Ashbaugh are to meet with the editor of the Butler Eagle Business Magazine to discuss businesses that moved into Center Township.
- 5. Veteran's Administration Expansion: The Veteran's Administration Expansion is to be located at Deshon Woods.

ADJOURNMENT:

A motion was made by Frenchak to adjourn the Regular Meeting at 7:26 p.m. Paroli seconded. Motion carried unanimously.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer