

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



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

CENTER TOWNSHIP BOARD OF SUPERVISORS

Regular Meeting Minutes
October 9, 2013
6:30 p.m.

CALL TO ORDER:

Chairman Ronald Flatt called the Regular Meeting, of the Center Township Board of Supervisors, to order at 6:35 p.m. The meeting was held at the Center Township Municipal Building, 419 Sunset Drive, Butler PA 16001.

ROLL CALL:

In addition to Chairman Flatt, present were, Vice Chairman Kenneth Frenchak; Supervisors Andrew Erie and Philip Wulff; Township Solicitor Gallagher; Township Engineer Olsen; Public Works Director Lauer and Township Secretary/Treasurer Anthony Amendolea. Supervisor Edward Latuska was absent.

PUBLIC TO BE HEARD (3 MINUTE LIMIT): None

MINUTES:

1. Agenda Setting Meeting – September 9, 2013: *Frenchak motioned approving the minutes of the Agenda Setting Meeting held on September 9, 2013. Wulff seconded. Motion carried unanimously.*
2. Regular Meeting Minutes – September 11, 2013: *Flatt motioned approving the minutes of the Regular Meeting held on September 11, 2013. Erie seconded. Motion carried unanimously.*

TREASURER'S REPORT

1. September 2013: *Flatt motioned approving the September 2013 Treasurer's Report. Erie seconded. Motion carried unanimously.*
2. Warrant List 13-09-18: *Erie motioned approving Warrant List 13-09-18. Frenchak seconded. Motion carried unanimously.*
3. Warrant List 13-10-19: *Flatt motioned approving Warrant List 13-10-19. Erie seconded. Motion carried unanimously.*

ZONING REPORT: September 2013: Construction costs were \$233,168.00 fees collected were \$3,411.28.

SUBDIVISION & LAND DEVELOPMENTS:

1. McDeavitt Minor Subdivision No. 2013-08-10B, 161 N Benbrook Rd, Final: Due to a pending sale of 161 North Benbrook Road (Center Township Map 2F106 14/15), Township Engineer Olsen recommended, due to the length of time to receive a NPDES permit, at the Board of Supervisors meeting held on September 11, 2013 that Mr. Ronald McDeavitt submit a plan removing Lot 4 from the McDeavitt Major Subdivision No. 2013-08-10.

The Planning Commission recommended, contingent on adding (1) sanitary sewer line from the house to North Benbrook Road and (2) the thirty foot (30') utility easement to the Stewart property (Center Township Map 060-2F106-14/19), and (3) receipt of Butler County Planning Commission's review letter, final approval of the McDeavitt Minor Subdivision No. 2013-08-10B.

Butler County Planning Commission had not comments per letter dated October 9, 2013. All of the contingencies were met.

Erie motioned granting final approval for the McDeavitt Minor Subdivision No. 2013-08-10B. Wulff seconded. Motion carried unanimously.

2. McDeavitt Major Subdivision No 2013-08-10, 5 Lots, N Benbrook Rd, Final: Mr. Ronald McDeavitt presented a plan to create five (5) lots from Center Township Maps 060-2F106-14/15, 060-2F106-14/18, 060-2F106-14/20, and 060-2F106-14/21 consisting of 10.52 acres (m/l). Mr. McDeavitt received preliminary approval from the Board of Supervisors at their meeting held on September 11, 2013. Butler County Planning Commission, per letter dated August 23, 2013, had no comments. Butler Area Sewer Authority's comments were addressed in a letter dated June 28, 2013. However, Butler Area Sewage Authority has not received any revised plans. The Sewage Facilities Planning Module (N6-13-002) Component 3 was forwarded to the Department of Environmental Protection on September 12, 2013. Application was made to the Butler County Conservation District for the NPDES permit. Mr. Ron Bole submitted a request to grant Center Township an extension beyond the ninety (90) day review deadline and return to the Township when sewer lines are installed for final approval.

The Planning Commission recommend, based on Olsen's recommendation, granting an extension.

Flatt motioned to table the McDeavitt Major Subdivision No. 2013-08-10 until the final application is received. Frenchak seconded. Motion carried unanimously.

OLD BUSINESS: None

NEW BUSINESS:

1. Butler Area Public Library Donation: Mr. Greg Sloan attended the Agenda Setting Meeting on October 7, 2013 requesting the Township consider a donation to the Butler Area Public Library. ***For a lack of a motion, item died.***
2. Request for Refund of Zoning Permit Fee: Mr. Paul Critchlow was issued a zoning permit to construct a garage at 1665 North Main Street Extension (Center Township Map 060-S4-12A). He requests a refund of the fee since he will not construct the garage. ***Frenchak motioned authorizing a refund of \$53.82 (\$67.28 x 80%), as per established policy, for zoning permit E22569 issued on March 26, 2013. Flatt seconded. Motion carried unanimously.***
3. Butler County Fall Convention – 10/23/2013 – Slippery Rock - \$15: The Butler County Association of Township Supervisors scheduled their Fall Convention on Wednesday, October 23, 2013 in Slippery Rock at a cost of \$15.00 per attendee. ***Flatt motioned authorizing Flatt, Frenchak, Wulff, Erie, and Latuska to attend the Butler County Fall Convention on Wednesday, October 23, 2013 in Slippery Rock at a total cost of \$75.00. Frenchak seconded. Motion carried unanimously.***
4. Release of Fire Relief Monies: On September 23, 2013, the Commonwealth distributed the Annual Foreign Fire Insurance payment in the amount of \$56,799.85. ***Flatt motioned releasing \$45,439.88 to Unionville Volunteer Fire Company and \$11,359.97 to Oneida Valley Fire Department. Erie seconded. Motion carried unanimously.***
5. Roll Off Storage Units: Mr. Richard Gray has an opportunity to place temporary roll off storage units on his property at 2040 William Flynn Highway (Center Township Map 060-S5 A). Current zoning regulations do not permit storage facilities in the “C-2” Highway Commercial District. He would place 30 to 50 units which are eight (8) to ten (10) feet in width and twenty-five (25) feet long. The units would remain on the property from one (1) month up to a year. The facility will be locked and operate during daylight hours only.

The Planning Commission recommended the Board of Supervisors review the proposed ordinance permitting storage facilities as a conditional use in the “C-2” Highway Commercial District.

Flatt motioned authorizing Building Code Official/Zoning Officer Round to draft an ordinance modifying the “C-2” Highway Commercial District, for self contained units.

6. Planned Residential Developments: Mr. George Aubrey attended the Planning Commission meeting held on September 25, 2013 requesting a possible amendment to Subdivision and Land Development Chapter 14 and Zoning Chapter 20 to include Planned Residential Developments. Schiebel stated Planned Residential Developments were removed because of the density. Schaefer is concerned with fire protection due to the closeness of the dwellings. Sloan stated water run-off and maintenance of stormwater detention ponds would be a problem. The Planning Commission voted unanimously not to reinstate Planned Residential Developments. ***For a lack of a motion, item died.***

7. Veterans Administration Hospital Expansion: Mr. Mark Hefferin, Cambridge, met with the Board at the Agenda Setting Meeting held on October 7, 2013. He discussed the resubmission of proposals for the Veterans Administration Hospital expansion. He requests support and cooperation from Center Township for the expansion to take place on the Herold property (Center Township Map 060-3F43-31B). ***Frenchak motioned to give a favorable response to the request from Mr. Hefferin for the Veterans Administration Hospital expansion. Flatt seconded. Motion carried unanimously.***
8. Family Life Ministries Donation: The Board desires to donate to Family Life Ministries to support the food cupboard. ***Frenchak motioned contributing \$3,500.00 to Family Life Ministries for the food cupboard. Erie seconded. Motion carried unanimously.***
9. Request to Close Sunset Drive (T-442): Unionville Volunteer Fire Company will be performing a state certified burn class on November 2, 2013 and November 3, 2013 from 8:00 a.m. to 5:00 p.m. at 224 Sunset Drive (Center Township Map 060-S3-20A). Wulff requests permission to close Sunset Drive (T-442) from State Route 308 to Pal Mar Drive (T-693). ***Flatt motioned authorizing Unionville Volunteer Fire Company to close Sunset Drive (T-442) from State Route 308 and Pal Mar Drive (T-693) with the assistance of the fire police. Erie seconded. Motion carried unanimously.***

PUBLIC WORKS DIRECTOR:

1. Award Bid for Sale of Tank/Pump: The Board received no bids. ***Erie motioned scrapping the tank and pump. Flatt seconded. Motion carried unanimously.***
2. Award Bid for 1970 Grader: The Board received no bids. ***Flatt motioned scrapping the 1970 Grader. Erie seconded. Motion carried unanimously.***
3. Award Bid for 2013 Line Painting: The following bids were received for the 2013 Line Painting.

Company	Price per Linear Foot
Willman & Williams 1605 E Route 422 Fenelton, PA 16034-9746	\$.07
Midlantic Marking Inc PO Box 7997 Gaithersburg, MD 20898	\$.072
Parking Lot Painting Company 2991 Industrial Blvd Bethel Park, PA 15102	\$.054

Flatt motioned awarding the 2013 Line Painting bid to Parking Lot Painting Company, in the amount of \$.054 per linear foot. Erie seconded. Motion carried unanimously.

4. Leaf Collection: Leaf collection will begin Monday, October 21, 2013 through Friday, November 15, 2013. Bags may be purchase at the office (ten (10) for \$4.00) or at any home improvement store. No bags should weigh more than seventy-five (75) pounds.

5. Winter Operations: The road crew is finishing up with the summer and fall projects. They are preparing for winter operations.

ENGINEER'S REPORT:

1. Township Property (419 Sunset Drive): Olsen marked the rear parking lot to indicate portion owned by the McDonald's. Flatt was waiting until the parking lot was marked before contacting Mr. Lee McDonald.
2. Blossom Ridge Letter of Credit: The Blossom Ridge Phase IV Letter of Credit will expire October 17, 2013. Amendolea received a Letter of Credit #734 which expires October 17, 2014
3. On-Lot Sump Wavier: Mr. David Slaughenhoup requests a waiver from installing a rock filled sump on his property at 115 Henley Drive (Center Township Map 060-S20 B10) due excessive fill on the lot. *Flatt motioned, based on Olsen's recommendation, granting a waiver of constructing a rock filled sump at 115 Henley Drive (Center Township Map 060-S20-B10) with conditions of (1) install a rock trench along the edges of the driveway and (2) install roof drain leaders to tie into the storm sewer that runs through the backyard (which subsequently discharges into stormwater detention pond serving the plan of lots). Erie seconded. Motion carried unanimously.*

SOLICITOR'S REPORT:

1. Overfunded Pension Plan: Based on the audit performed by the Office of the Auditor General for year ending December 31, 2012, the pension plan was overfunded. Therefore, monies must be collected from the pension plan and returned to the Township. *Flatt motioned, based on Gallagher's, Amendolea's, and the Commonwealth's recommendation, authorizing the transfer of funds from the Pension Plan to the General Fund. Erie seconded. Motion carried unanimously.*

MISCELLANEOUS: None

ADJOURNMENT:

Erie motioned to adjourn at 7:30 p.m. Frenchak seconded. Motion carried unanimously.

Anthony A. Amendolea
Township Secretary/Treasurer

Ronald E. Flatt
Chairman

Kenneth J. Frenchak, Jr
Vice Chairman

Andrew Erie
Supervisor

Absent
Edward G. Latuska
Supervisor

Philip B. Wulff
Supervisor