

Board of Supervisors:
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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

<p>PLANNING COMMISSION Reorganization/Regular Meeting Minutes January 23, 2013 6:30 p.m.</p>

CALL TO ORDER:

The Reorganization/Regular Meeting of the Center Township Planning Commission was called to order by Robert Sloan at 6:30 p.m. at the Center Township Municipal Building, 419 Sunset Drive, Butler PA 16001.

ROLL CALL:

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

REORGANIZATION

APPOINTMENTS:

1. Chairman: *Ashbaugh motioned appointing Robert Sloan as Chairman. Schaefer seconded. Sloan abstained. Motion carried.*
2. Vice Chairman: *Schaefer motioned appointing Neal Ashbaugh as Vice Chairman. Paroli seconded. Ashbaugh abstained. Motion carried.*
3. Secretary: Schaefer made a motion to appoint Lloyd Egal as Secretary. However, Egal declined the appointment. *Paroli motioned appointing Cheryl Schaefer as Secretary. Ashbaugh seconded. Schaefer abstained. Motion carried.*

ESTABLISHING MEETING DATES, TIME, AND LOCATION:

Ashbaugh motioned setting (1) the meeting dates for the fourth (4th) Wednesday of each month, except for November and December which will be the third Wednesday due to the holidays, and (2) the Reorganization/Regular meeting for January 22, 2014, which meetings are scheduled at 6:30 p.m. to be held at the Municipal Building, 419 Sunset Drive, Butler, PA 16001. Schaefer seconded. Motion carried unanimously. The meeting dates are:

February 27	March 27	April 24
May 22	June 26	July 24
August 28	September 25	October 23
November 20 (3 rd Wednesday)	December 18 (3 rd Wednesday)	January 22, 2014 (Reorganization/Regular)

REGULAR**APPROVAL OF AGENDA:**

Schaefer motioned approving the agenda for the January 23, 2013 meeting, as presented. Ashbaugh seconded. Motion carried unanimously.

PUBLIC TO BE HEARD:

1. Mr. Tony Sadaka and Mr. Stan Zapadka, Widmer Engineering: Mr. Sadaka and Mr. Zapadka presented a conceptual plan for Meadowbrook Apartments (Center Township Maps 060-S17-BA and 060-S17-BB) owned by T&R Butler Limited Partnership. Mr. Zapadka proposes to construct (1) two (2) sixteen (16) unit two (2) bedroom apartment buildings; (2) two (2) six (6) unit townhouses; and (3) three (3) enclosed parking garages. Application for the National Pollutant Discharge Elimination System and Erosion and Sediment permits has been submitted to Butler County Conservation District. They discussed stormwater management Olsen. The private sewer lines will connect to Butler Area Sewer Authority public sewer system. The Sewage Planning Module is in the mail to Butler Area Sewer Authority, Butler County Planning Commission, and Center Township. A lot line revision and land development plan will be submitted for the Planning Commission scheduled for February 27, 2013.
2. Mr. Steven Paraska, 160 South Benbrook Rd: Mr. Paraska built Cheryl Buffington's Daycare and Pre-School at 325 Sunset Drive (Map & Parcel S4 9). Due to settling issues, he seeks authorization to temporary moved the dumpsters from the rear to the front of building. Building Code Official/Zoning Officer Round suggests to temporarily moving the dumpsters for two (2) winters until the summer of 2014.

Sloan motioned, based on Building Code Official/Zoning Officer Round's recommendation, authorizing the placement of the dumpsters in the front of the building for two (2) winters with a reevaluation to possibly receive a modification to Center Township Codified Ordinances, Chapter 14, Article IX, Section 14-904. Eagal seconded. Motion carried unanimously.

3. Ms. Pauline Hoffman, 121 Merritt Drive: Ms. Hoffman desires to purchase property owned by Scott J. Jr. and Kristy M. Isaacs at 119 Heinz Road (Center Township Map 060-3F43-36) consisting of 25.62 acres (m/l). Ms. Hoffman states the property must be subdivided to receive FHA loan approval. She proposes to subdivide 8.5 acres in order to procure the loan. Since she did not meet the Planning Commission deadline for submission of plans on January 9, 2013, Ms. Hoffman requests the Planning Commission act on the plan so Mr. Issacs may receive an extension from January 31, 2013 to purchase property elsewhere.

Sloan motioned scheduling a special meeting to be held on February 6, 2013 at 6:30 p.m. to review the Scott J. Jr. and Kristy M Isaacs Subdivision. Paroli seconded. Motion carried unanimously.

MINUTES:

Paroli motioned approving the minutes of the Regular Meeting held November 28, 2012. Ashbaugh seconded. Eagal abstained. Motion carried.

NEW BUSINESS:

1. Mr. Michael Schneider, 5220 Elliott Road, 3rd Accessory Structure: Mr. Schneider, 5220 Elliott Road, asks approval to add an agricultural storage building as a third accessory structure on Center Township Map 060-2F106-20C. The building will be approximately 4,000 to 5,000 square feet which requires stormwater management. The consensus of the Planning Commission is agricultural buildings are not considered accessory structures.

Ashbaugh motioned authorizing Mr. Michael Schnieder to construct the agricultural structure to store hay. Schaefer seconded. Motion carried unanimously.

SUBDIVISION & LAND DEVELOPMENTS:

1. Rogers/Kiser Lot Line Revision No. 2013-01-01, Aggas Rd, Final, Expires 4/23/2013: Erin Pinto presented for Ms. Mary Rodgers, 311 Pine Tract Road, proposed to convey 3.66 acres (m/l) from Center Township Map 060-2F61-14BF to Center Township Map 060-2F61-13 currently owned by Ms. Judith Kiser, 204 Aggas Road. Butler County Planning has not provided their comments. Township Engineer Olsen's comments are as follows:
 - a. A note on the plan indicates a remnant of 27.7 acres belonging to Mary Rodgers following conveyance of the 3.6 acre Lot 1 to Judith Kiser. An intervening parcel owned by R. P. Railsey makes this a noncontiguous parcel, therefore not a remnant. This needs clarified.
 - b. Is there a well or septic system situated on existing Lot 1? (Section 14-404, Subsection H).
 - c. Existing nonconforming structures on Lot 1 will remain nonconforming.
 - d. Are electric, telephone, or gas lines located within the Aggas Road right-of-way? (Section 14-404, Subsection C-2).
 - e. Are deed restrictions or covenants attached to this conveyance? (Section 14-403, Subsection G2, Preliminary Plan Compliance).

- f. Will mineral rights transfer to Kiser with the elimination of the abutting Lot 1 boundary line?
- g. Butler County Planning Commission review and approval is required.

Olsen contacted Cheryl Hughes, Land Surveyors, Inc, concerning this lot line revision. This will correct an illegal deed. Sloan questioned the depiction of nonconforming buildings.

Sloan motioned, contingent of (1) correcting the depiction of nonconforming buildings and (2) receipt of Butler County Planning Commission's review and approval, recommending final approval of the Rogers/Kiser Lot Line Revision No. 2013-01-01. Ashbaugh seconded. Motion carried unanimously.

OLD BUSINESS: None

MISCELLANEOUS:

1. McDonalds Restaurant: Ms. Lindsay Wagerer, Project Coordinator, proposes to add (1) an additional drive through lane; (2) eleven (11) parking spaces; and (3) eight foot (8') addition to the front. Building Code Official/Zoning Officer Round recommends waiving the requirement of the Conditional Use.

Sloan motioned, based on Building Code Official/Zoning Officer Round's recommendation, to waive the Conditional Use requirements. Paroli seconded. Motion carried unanimously.

2. Paroli's Resignation: Paroli requests not to be compensated for tonight's meeting. Paroli tendered his resignation from the Planning Commission with the following statement:

"I, Robert Paroli, have been a member of the Planning Commission for 7 years and have enjoyed helping the taxpayers of Center Twp. I am appalled at the action of some of our current Supervisors. They have the audacity to use our hard earned taxpayer money for their own selfish interests. The taxpayers of Center Twp have stated by their votes recently that they don't want them. I feel it is not so much the reduction from 5 to 3 Supervisors but the reality that the taxpayers do not want these particular Supervisors. The people are fed up and have spoken. Andy Erie has continued to be the voice of reason and a shining light in these dark days of our Township. We all need to thank him as the watchdog of this band of entitled individuals. I know that I cannot any longer work with these callous individuals who do not care at all about us taxpayers. Therefore, effective immediately, I am resigning from this board."

ADJOURNMENT:

Sloan motioned to adjourn the Reorganization/Regular Meeting at 7:51 p.m. Schaefer seconded. Motion carried unanimously.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer