

Board of Supervisors:
Andrew Erie, Chairman
Alan Smallwood, Vice Chairman
Kenneth Frenchak Jr, 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 22, 2014 6:30 p.m.</p>

CALL TO ORDER:

The Reorganization 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, Cheryl Schaefer and Thomas Schiebel; and Secretary/Treasurer Anthony Amendolea. Member Brad Cavaliero and Township Engineer Ron Olsen were absent.

REORGANIZATION

APPOINTMENTS:

1. Chairman: *Sloan motioned appointing Thomas Schiebel as Chairman. Ashbaugh seconded. Schiebel abstained. Motion carried.*
2. Vice Chairman: *Schaefer motioned appointing Neil Ashbaugh as Vice Chairman. Schiebel seconded. Ashbaugh abstained. Motion carried.*
3. Secretary: *Schaefer motioned appointing Brad Cavaliero as Secretary. Schiebel seconded. Motion carried.*

ESTABLISHING MEETING DATES, TIME, AND LOCATION:

Sloan motioned setting 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, at 6:30 p.m. to be held at the Municipal Building, 419 Sunset Drive, Butler, PA 16001. Schiebel seconded. Motion carried. The meeting dates are:

February 26	March 26	April 23
May 28	June 25	July 23
August 27	September 24	October 22
November 19 (3 rd Wednesday)	December 17 (3 rd Wednesday)	January 28, 2015 (Reorganization/Regular)

Sloan motioned to adjourn the Reorganization Meeting at 6:35 p.m. Schiebel seconded. Motion carried.

REGULAR

The Regular Meeting of the Center Township Planning Commission was called to order by Chairman Thomas Schiebel at 6:35 p.m. at the Center Township Municipal Building, 419 Sunset Drive, Butler PA 16001.

ROLL CALL:

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

APPROVAL OF AGENDA:

Ashbaugh motioned approving the agenda for the January 22, 2014 meeting, as presented. Schaefer seconded. Motion carried.

PUBLIC TO BE HEARD:

1. Mr. John Saul, 5137 Brown Road: Mr. Saul desires to subdivide approximately 1.5 acres (m/l) from Center Township Map 060-3F41- 34B. Since five (5) lots were previously subdivided, this will be considered a major subdivision. Township Engineer Olsen will provide the LIDAR mapping (contours) to his engineer to save money. Stormwater management needs to be addressed and a modification to Chapter 14, Article IV, Subsection 14-403.G.1.b should be submitted with the plan.

MINUTES:

Sloan motioned approving the minutes of the Regular Meeting held December 18, 2013. Schaefer seconded. Motion carried.

SUBDIVISION & LAND DEVELOPMENTS:

1. Everitt/Blain Minor Subdivision No. 2014-01-01, 3 Lots, Final, Expires 4/22/2014: Ms. Cheryl Hughes presented for Mr. Anthony Everitt, 351 West Sunbury Road, a plan proposing to convey .21 of .80 acres (m/l) from Center Township Map 060-2F63-1C and 3.25 of 4.36 acres (m/l) from Center Township Map 060-2F63-1D to Center Township Map 060-2F63-1B currently owned by Mr. and Mrs. Dale A. Blain, 319 West Sunbury Road. The proposed parcels will consist of .59 acres (m/l) (Center Township Map 060-2F63-1C), 1.11 acres (m/l) (Center Township Map 060-2F63-1D), and 40.90 acres (m/l) (Center Township Map 060-2F63-1B. Building Code Official/Zoning Officer Round issued an "Enforcement Notice" for violation of property maintenance on Center Township Map 060-2F63-1D with compliance no later than May 1, 2014. Butler County Planning Commission had no comments per letter dated January 9, 2014. Township

Engineer Olsen's comments are, as follows (*Ms. Cheryl Schaefer's comments are italicized*):

- a. All lots resulting from this Plan of Lots appear to have access to the existing public sanitary sewer system and no additional lots are being created; therefore no Sewage Facilities Planning Modules are required.
- b. Existing lands of Blain described as Lot 4 will have a barn accessory structure, but no primary structure. Several months ago, the Township had discussed amending the Zoning Ordinance to permit this condition, but this was never adopted. An accessory structure currently cannot exist on a lot without a primary structure. The Planning Commission and Board of Supervisors may offer any alternatives to the Applicant, other than demolition of the barn. [Ordinance No 2013-03-03 adopted March 13, 2013] (*Structure will be labeled "Existing non-conforming structure."*)

Sloan motioned, contingent of labeling existing structure as "existing non-conforming structure", recommending final approval of the Everitt/Blain Subdivision No. 2014-01-01. Ashbaugh seconded. Motion carried.

OLD BUSINESS: None

NEW BUSINESS:

1. Butler County Radio Network Tower Replacement: Butler County Radio Network will replace the tower at 115 Tower Lane (Center Township Map 060-2F63-30A2). The tower will remain at the existing height of 320 feet. Township Engineer Olsen stated the tower is a non-conforming structure. Ms. Vicki Hintenberger will contact Building Code Official Round for a building permit.
2. Chickens/Bees Ordinance: Building Code Official/Zoning Officer Round presented a proposed ordinance to revise the definition of livestock, must have a minimum of five (5) acres, and keeping of hens only and not permitting free range conditions. ***Schaefer motioned tabling the chickens/bees proposed ordinance for further review. Ashbaugh seconded. Motion carried.***

MISCELLANEOUS: None

ADJOURNMENT:

Cavaliero motioned to adjourn the Regular Meeting at 7:45 p.m. Schaefer seconded. Motion carried.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer