

Board of Supervisors:
Edward Latuska, Chairman
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Philip Wulff, Supervisor



Anthony Amendolea, Secretary/Treasurer
Mark Lauer, Public Works Director
Michael Gallagher, Solicitor
Olsen & Associates, Engineer

PLANNING COMMISSION
Regular Meeting Minutes
June 25, 2014
6:30 p.m.

CALL TO ORDER:

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

ROLL CALL:

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

APPROVAL OF AGENDA:

Schiebel motioned approving the agenda for the June 25, 2014 meeting as presented. Ashbaugh seconded. Motion carried.

PUBLIC TO BE HEARD: None

MINUTES:

Cavaliero motioned approving the minutes of the Regular Meeting held April 23, 2014. Ashbaugh seconded. Schiebel abstained. Motion carried.

SUBDIVISION & LAND DEVELOPMENTS:

1. Williams Minor Subdivision No. 2014-06-03, 3 Lots, Final, Expires 09/22/2014: Mr. Ron Bole presented for Mr. Grieg Williams, 120 West Brewster Road, who desires to subdivide two (2) lots from Center Township Map 060-3F43-12ND consisting of 32.95 acres (m/l). Lot 1 will consist of 5 acres (m/l), Lot 2 will consist of 4 acres (m/l) and the original lot will consist of 23.95 acres (m/l). Butler County Planning Commission had no comments per letter dated April 11, 2014. Township Engineer Olsen's comments are *(Mr. Ron Boles comments are italicized)*:
 - a. The Location Map currently shows 2 different "Sites". This should be corrected. *(will be corrected.)*
 - b. The proposed plan creates 2 parcels, plus the remnant. The remnant parcel is stated on the

drawing to be a non-building lot to be reserved for agricultural use. Parcel 1 and Parcel 2 are therefore assumed to be future building parcels. A Sewage Facilities Planning Module is required for those lots, as well as documentation of public sanitary sewage service or suitable soil tests and percolation tests. Approval cannot be granted until these items are complete. *(will be verified with the Butler Area Sewer Authority)*

- c. The zoning district is mislabeled as R-1 on the plan. It should be labeled R-1A and applicable building set back lines should be added to the drawing. *(Zoning district will be relabeled to R-1A and zoning requirements will be added.)*
- d. Any dwellings, sewer lines, waterlines, gas lines, and other manmade features should be indicated on the plan. *(will be designated.)*
- e. This area of the Township is subject to stormwater runoff problems. The Applicant should be notified that any future non-agricultural modification to the lots will be subject to the Township Act 167 Stormwater Management Ordinance.

Schiebel motioned tabling Williams Minor Subdivision No. 2014-06-03 until Butler Area Sewer Authority verifies if a Sewage Facilities Planning Module is required. Ashbaugh seconded. Motion carried.

- 2. Altmire/Grossman Minor Subdivision No. 2014-06-04, 4 Lots, Final, Expires 09/22/2014: Mr. Stan Graff, Graff Surveying, presented for Mr. David Altmire, 414 Three Degree Road, who proposes a lot line revision of four (4) tax parcels. Proposed revised Lot 1 is Center Township Map 060-3F43-2A and will be revised from 18.131 acres (m/l) to 3.423 acres (m/l) and has an existing dwelling. Proposed revised Lot 2 is Center Township Map 060-3F43-2AB and will be revised from 7.843 acres (m/l) to 5.224 acres (m/l) with a previously approved septic site. Proposed revised Center Township Map 060-3F43-2D will be revised from .29 acres (m/l) to 18.012 acres (m/l) and has an existing dwelling. Proposed revised Center Township Map 060-3F43-2 will be revised from 36.179 acres (m/l) to 35.847 acres (m/l) conveying .333 acres (m/l) to Center Township Map 060-3F43-2D and also has an existing dwelling. Butler County Planning Commission had no comments per letter dated June 17, 2014. Township Engineer Olsen's comments are *(Mr. Stan Graff's comments are italicized)*:
 - a. The proposed Plan of Lots does not create any new lots; the existing parcels are being reconfigured. Therefore, no Sewage Facilities Planning Modules are required. We recommend that the plan be considered a Minor Subdivision.
 - b. Lots 1R and 2R are accessed by existing Martsoff Lane (a private lane). Martsoff Lane is misspelled on the drawing, and this should be corrected. *(corrected)*
 - c. Revised parcel 3F43-2 and Parcel 4F43-2D are accessed by existing Saw Mill Lane (a private lane).
 - d. Future maintenance responsibilities of the private lanes are described on the plan.
 - e. We suggest that the Township Sewage Enforcement Office be requested to review the existing on-lot sewage systems that service the existing dwellings and also review the suitability of the existing previously-approved septic site on Lot 2R. *(will contact Doug Duncan, Sewage Enforcement Officer to verify previous sewage test)*
 - f. The scale of the submission drawing is of 1" = 120', not meeting the requirements of the Subdivision and Land Development Ordinance (SALDO) Chapter 14, Article IV, Section 14-403, Subparagraph G.l.c. The Applicant may wish to request a written modification from this

requirement. *(Modification submitted for approval)*

Schiebel motioned recommending granting a modification to Chapter 14, Article IV, Section 14-403, Subparagraph G.1.c. Ashbaugh seconded. Motion carried.

Schiebel motioned, contingent on Sewage Enforcement Officer Duncan verifying the previous sewage data, recommending final approval of the Altmire/Grossman Minor Subdivision No. 2014-06-04. Ashbaugh seconded. Motion carried.

OLD BUSINESS: None

NEW BUSINESS: None

MISCELLANEOUS:

1. Sheetz Development: Sheetz was to submit a pre-application for tonight's meeting. Two engineering firms are working on the development of the property. They are estimating of moving 80,000 tons of soil for fill.

ADJOURNMENT:

Cavaliero motioned to adjourn the Regular Meeting at 7:05 p.m. Schiebel seconded. Motion carried.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer