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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
July 23, 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 members Brad Cavaliero and Cheryl Schaefer; Township Engineer Ron Olsen and Secretary/Treasurer Anthony Amendolea. Vice Chairman Neil Ashbaugh and member Robert Sloan were absent.

APPROVAL OF AGENDA:

Schiebel motioned approving the agenda for the July 23, 2014 meeting as presented. Cavaliero seconded. Motion carried.

PUBLIC TO BE HEARD:

1. Ms. Sally Rosellini, 112 Summit Road: Ms. Rosellini presented a deed and survey of her mother's, Ms. Mary Stehle, property, 112 Summit Road (Center Township Map 060-S2-A17). She desires to subdivide the property to build a 450 to 650 square foot cottage. She was directed to contact a surveyor to produce a plot plan meeting current ordinances.

MINUTES:

Cavaliero motioned approving the minutes of the Regular Meeting held June 25, 2014. Schaefer seconded. Schiebel abstained. Motion carried.

SUBDIVISION & LAND DEVELOPMENTS:

1. Williams Minor Subdivision No. 2014-06-03, 3 Lots, Final, Expires 09/22/2014: Mr. Grieg Williams, 120 West Brewster Road, 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 "notes that new lot #1 may be too small for a Planning Waiver & Non-Building Declaration. Please consult with the PA Department of Environmental Protection" per

letter dated June 23, 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.

Planning Commission tabled the Williams Minor Subdivision No. 2014-06-03 until Butler Area Sewer Authority verifies if a Sewage Facilities Planning Module is required. Mr. Ron Bole submitted a Sewage Facilities Planning Module waiver to the Pennsylvania Department of Environmental Protection.

Cavaliero motioned tabling the Williams Minor Subdivision No. 2014-06-03 due to lack of representation. Schiebel seconded. Motion carried.

OLD BUSINESS: None

NEW BUSINESS:

1. Bilowich Property: Township Solicitor Gallagher received a request from Attorney James Coulter concerning sale of a parcel from Center Township Map 060-2F104-6. Since the property was not subdivided previous, the consensus of the Planning Commission, based on Township Engineer Olsen's recommendation, property must be subdivided meeting current ordinance standards prior to sale.

MISCELLANEOUS:

1. Budget Store Truck: Cavaliero stated that the Budget Store has a truck on the property with advertising on it.
2. Oil/Gas Wells: Township Engineer Olsen attended a seminar sponsored by Penn State. He stated Butler County has Marcellus Shale, Utica and wet gas. There could be from 2,500 to 4,500 Marcellus Shale wells in Butler County. Utica well could triple Marcellus Shale wells

ADJOURNMENT:

Cavaliero motioned to adjourn the Regular Meeting at 7:07 p.m. Schiebel seconded. Motion carried.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer