

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



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

**PLANNING COMMISSION**  
Regular Meeting Minutes  
August 27, 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 6:32 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 and Cheryl Schaefer; Township Engineer Ron Olsen and Secretary/Treasurer Anthony Amendolea. Member Robert Sloan was absent.

**APPROVAL OF AGENDA:**

*Schiebel motioned approving the agenda for the August 27, 2014 meeting as presented. Schaefer seconded. Motion carried.*

**PUBLIC TO BE HEARD:** None

**MINUTES:**

*Cavaliero motioned approving the minutes of the Regular Meeting held July 23, 2014. Schaefer seconded. Ashbaugh and Sloan 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. 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).

Planning Commission tabled, at the meeting held on June 25, 2014, 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.

Planning Commission tabled due to lack of representation at the meeting held on July 23, 2014.

Butler Area Sewer Authority requests a lateral be installed to serve lots 1 and 2. Mr. Bole granted the Township a ninety (90) day extension for the review process. ***Schiebel motioned accepting the ninety (90) day extension granted to the Township for the review process. Schaefer seconded. Motion carried.***

2. First United Methodist Church Lot Line Revision No. 2014-08-05, Final, Expires 11/24/2014: Mr. Tom Holman, First United Methodist Church, presented a plan to combine Center Township Map 060-2F104-4 consisting of 3.76 acres (m/l) and Center Township Map 060-2F104-4B consisting of 3.59 acres (m/l). Township Engineer Olsen's comments are (*Ms. Cheryl Hughes comments are italicized*):

- a. This plan is a "Lot Line Revision" because the church owns the two parcels that are being combined into one panel. (*comment only*)
- b. The property is within the C-1 Commercial Zone. Churches are conditional uses in this zone and conditional use was granted when the church first leased space in the building. (*comment only*)
- c. Since this is a true "Lot Line Revision" with all lands being consolidated into one lot, we recommend that the Township grant a modification to provisions of Chapter 14, Article IV paragraph 14-403.G.1c as may be requested by the Applicant. (*request for modification submitted*)
- d. The Planning Commission should discuss whether it wants copies of any private agreements or recorded covenants between property owners (paragraph 14-403 G.2.c). We understand that there was an agreement between the adjacent coffee / ice cream shop and the previous owner of the Church property for access through the parking lot. (*First United Methodist Church owns the property which Mazanti's Beans and Cream leases*)

***Schiebel motioned recommending modification from Chapter 14, Article IV, Section 14-403, Subsection G, Paragraph 1c. Schaefer seconded. Motion carried.***

***Schiebel motioned recommending approval of the First United Methodist Church Lot Line Revision No. 2014-08-05.***

3. Bilowich Lot Line Revision No. 2014-08-06, Final, Expires 11/24/2014: Mr. Ron Bole presented for Ms. Shirley Bilowich. Ms. Bilowich desires to convey .37 acres (m/l) from Center Township Map 060-2F104-6 to Center Township Map 060-S15-D1. Butler County Planning Commission comments per letter dated August 26, 2014 are (*Mr. Ron Bole comments are italicized*):

- a. Plan Location Map is wrong and needs to be clearer. CTSALDO 14-403.1 (*will be corrected*)
- b. Plan does not list Tax Parcel numbers for **all** affected properties. CTSALDO 14-403.3 (*will be corrected*)
- c. Plan does not show original area of Parcel 1 and revised area. CTSALDO 14-403.3h (*will be corrected*)
- d. Plan does not show original area of Parcel 2 and revised area. CTSALDO 14-403.3h (*will be corrected*)
- e. Plan does not have appropriate signature blocks for JWS Northern Holdings LLC for proper recording. CTSALDO 14-403.4 (*has been added*)

Township Engineer Olsen's comments are (*Mr. Ron Bole comments are italicized*):

- a. Parcel 2 is proposed to be subdivided from lands of Bilowich and it is to be conveyed to J.W.S. Northern Holdings LLC, and to be combined with the adjoining lands to the south. Therefore, signature blocks for J.W.S. Northern Holdings LLC should be added to the plan drawing. (*has been added*)
- b. The Application states that public water is available. The locations of the waterline should be added to the plan so that it can be determined if the proposed subdivision affects its availability. (*will locate lateral*)
- c. An existing shed on Parcel 2 will now be on property of J.W.S. Northern Holdings LLC. The distance from the adjacent side property line must be at least 10' in order to meet setback regulations. This distance should be shown on the plan. (*distance will be added*)
- d. The total property of J.W.S. Holdings LLC should be shown on the plan unless the Applicant applies for a modification to Chapter 14, Article IV paragraph 14-403 G.1.b and this is granted by the Township. (*modification is requested*)
- e. A typographical misspell of the word "deleted" shown on Parcel 2 should be corrected. (*will be corrected*)

***Schiebel motioned recommending modification from Chapter 14, Article IV, Section 14-403, Subsection G, Paragraph 1b. Schaefer seconded. Motion carried.***

***Schiebel motioned, contingent on making the recommended corrections based on Butler County Planning Commission and Township Engineer Olsen reviews, recommending approval of the Bilowich Lot Line Revision No. 2014-08-06. Ashbaugh seconded. Motion carried.***

4. Center Township Lot Line Revision No. 2014-08-07, Final, Expires 11/24/2014: Township Engineer Olsen presented for Center Township. Center Township is purchasing .026 acres from Center Township Map 060-S4-13 consisting of 4.345 acres (m/l) owned by Mac Properties to be conveyed to Center Township Map 060-S4-15 consisting of .388 acres (m/l). In addition, the Township is combining Center Township Map 060-S4-16B consisting of .315 acres (m/l) with Center Township Map 060-S4-15 consisting of .414 acres (m/l). The Township requests a modification to Chapter 14, Article IV, Section 14-404, Subsection B, Paragraphs 4.d and 4.e. Mr. Joseph Gray, Gray Consulting, comments are as follows (*Township Engineer Olsen's comments are italicized*):
  - a. A right-of-way width should be provided for right-of-way running north-south on the west side of the Center Township property. (*right-of-way is twenty-five feet (25')*)
  - b. The scale of the drawing appears to be off. (*Ashland Oil Company did not own all of the property right-of-way is situated on*)
  - c. Please provide lot closure tabulation of Parcel A and total parcel S4-15 and S4-16B to verify the areas.
  - d. It may be helpful to thicken lines of the consolidated lot to distinguish it. (*not necessary*)
  - e. Due to the remaining size of MAC Property and that removing Parcel A (.026 acres) does not affect any property size or setback requirements, I see no need to completely define the eastern borders of

the entire MAC Properties property. Therefore I recommend allowing the modification to not require the lands of MAC Properties to be surveyed in its entirety as requested. (*modification requested*)

- f. I agree that pavement and road R/W width are not a critical element to a lot line revision such as this and recommend granting a modification to allow these to be omitted from the plan. (*modification requested*)

***Ashbaugh motioned tabling Center Township Lot Line Revision No. 2014-08-07 due to plan not received fourteen (14) days prior to meeting. Schaefer seconded. Motion carried.***

**OLD BUSINESS:** None

**NEW BUSINESS:** None

**MISCELLANEOUS:**

1. Mineral Extraction Ordinance Review: ***Cavaliero motioned, based on the Planning Commission's opinion, requesting the Board of Supervisors move toward developing gas drilling in Center Township by reviewing land development and vertical drilling. Schaefer seconded. Motion carried.***
2. Speed Bumps: Cavaliero questioned if the Board decided on placement of speed bumps. It was noted that the Board adopted a resolution not to install speed bumps.
3. Glenwood Way/Beechwood Boulevard Intersection: Cavaliero asked if the intersection is being considered for a stop sign. Township Engineer Olsen was authorized to prepare a traffic study. Once completed, an ordinance, if required, must be adopted prior to placement of a stop sign.

**ADJOURNMENT:**

***Cavaliero motioned to adjourn the Regular Meeting at 7:40 p.m. Ashbaugh seconded. Motion carried.***

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ANTHONY A. AMENDOLEA  
Township Secretary/Treasurer