

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  
November 19, 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 6:31 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motioned correcting, Subdivisions and Land Developments, Item 1, Rite Aid Land Development No. 2014-11-09 which is withdrawn until next meeting scheduled for Wednesday, December 17, 2014, the agenda for the November 19, 2014 meeting. Schaefer seconded. Motion carried.*

**PUBLIC TO BE HEARD:**

1. Mr. Ronald Flatt, 315 North Duffy Road: Mr. Flatt discussed meeting with Ashbaugh concerning economic growth and developing a technology overlay district.

**MINUTES:**

*Sloan motioned approving the minutes of the Regular Meeting held October 22, 2014. Cavaliero seconded. Motion carried.*

**SUBDIVISION & LAND DEVELOPMENTS:**

1. First United Methodist Church Land Development No. 2014-11-10, Preliminary/Final, Expires 02/16/2015: First United Methodist Church proposes constructing a 13,400 square foot addition on the existing structure located at 1802 North Main Street Extension (Center Township Map 060-2F104-4). Butler County Planning Commission has not submitted any comments. Township Engineer Olsen comments are as follows (*First United Methodist Church comments are italicized*):

- a. The proposed use is a conditional permitted use in the C-1 Commercial Zoning District. The Solicitor should be consulted regarding the need for a conditional use hearing and the approval process from the Planning Commission and Board of Supervisors. We recommend that parking and buffering of Shady Lane Farms residential properties to the north will be part of the hearing discussions.
- b. The Post Construction Stormwater Maintenance is consistent with provisions of the Center Township Act 167 Stormwater Management Ordinance. The Applicant is required to enter into an Operation and Management Agreement for stormwater facilities. A copy of the standard agreement form is attached. Certain stormwater management controls are shown on property not currently owned by the Applicant. Property transfers as part of the subdivision *I* land development must be completed prior to execution of the agreement, and the solicitor may have to modify the standard agreement if separate multiple properties are involved. *(Plans will be submitted to subdivide property from Center Township Map 060-2F104 4D and 4DA)*
- c. The proposed facilities are shown to be served by a proposed private pump station, which will convey sewage to collector lines of the Butler Area Sewer Authority (BASA) located in the Shady Lane Plan of Lots. The system should be designed as approved by the BASA, with odor controls as appropriate. *(Engineer is consulting with Butler Area Sewer Authority)*
- d. Since the facility will be served by public water that will not be affected by normal occasional power outages, the private sewage pump station should be served by a stand-by power system or an oversized sewage holding tank to prevent sewage releases during power outages.

We recommend Preliminary Approval of the plan, but Final Approval requires the following items being received by the Township from the Applicant:

- a. PaDEP Sewage Facilities Planning Module Approval
- b. A letter of service from the Butler Area Sewer Authority
- c. A letter of service from the Pennsylvania American Water Company
- d. A review letter from the Butler County Planning Commission
- e. A letter of approval of an NPDES Permit from the PaDEP
- f. Proof that properties shown as part of this submittal have been properly subdivided and are under the ownership of the Applicant
- g. The execution of the O&M Agreement described in 2 (above)
- h. Performance Security that has been posted by the Applicant, which guarantees 110% of the estimated cost of construction of Stormwater Management Facilities and any other Township-required improvements as determined by the Township Solicitor. The Applicant's engineer must submit estimated construction costs to the Township for approval.
- i. The verification that Conditional Use has been granted by the Township, and that this approval is beyond the date subject to any appeals of the decision

***Schiebel motioned, based on Township Engineer Olsen's recommendation, recommending preliminary approval, contingent on showing light levels, waive the green space requirement for existing parking areas and items a through i requirements for final approval. Cavaliero seconded. Motion carried.***

**OLD BUSINESS:**

1. Mineral Extraction Ordinance: The Planning Commission agrees with the proposed changes drafted by Mr. Jeff Pierce, Olsen and Associates. Schiebel suggests removing the Aubrey property (Butler Township Map 056-4-2, Center Township Map 060-2F104-13F and 060-S7-B) from the Rural Resource Overlay District. ***Schiebel motioned to present the draft ordinance to the Board of Supervisors for their review. Ashbaugh seconded. Motion carried.***

**NEW BUSINESS:**

1. Terlizzi's Stormwater Modification Request: Mr. Samuel Terlizzi is constructing a new home at 104 Brooksedge Drive (Center Township Map 060-S17-B30). He is requesting to remove the fence and reshape the stormwater detention pond. Since there is no ordinance requirement to place a fence around a stormwater detention pond, the Planning Commission stated the fence could be removed. The Planning Commission suggested Mr. Terlizzi contact Mr. James Day or Whidmer Engineering for a hydrological study before any changes are made to the detention area. A copy of the report will be provided to the Township.
2. First United Methodist Church Condition Use Request: First United Methodist Church applied for a condition use to construct a 13,400 square foot addition. The Board of Supervisors scheduled a public hearing for Monday, December 8, 2014 at 6:00 p.m. ***Schiebel motioned recommending approval of the First United Methodist Church conditional use request. Ashbaugh seconded. Motion carried.***

**MISCELLANEOUS:** None

**ADJOURNMENT:**

***Schiebel motioned adjourning the Regular Meeting at 8:04 p.m. Schaefer seconded. Motion carried.***

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ANTHONY A. AMENDOLEA  
Township Secretary/Treasurer