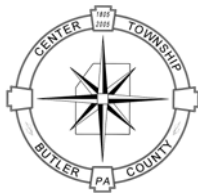


Board of Supervisors:
Edward Latuska, Chairman
Alan Smallwood, Vice Chairman
Andrew Erie, Supervisor
Kenneth Frenchak Jr, Supervisor
Philip Wulff, Supervisor



Anthony Amendolea, Secretary/Treasurer
Michael Gallagher, Solicitor
Olsen & Associates, Engineer

PLANNING COMMISSION
Regular Meeting Minutes
March 25, 2015
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 6:29 p.m. at the Center Township Municipal Building, 419 Sunset Drive, Butler PA 16001.

ROLL CALL:

Present, in addition to Chairman Schiebel, were members Neil Ashbaugh, Brad Cavaliero, Kasey McCollough and Cheryl Schafer; Township Engineer Ron Olsen; and Secretary/Treasurer Anthony Amendolea.

APPROVAL OF AGENDA:

Schiebel motioned, moving the Rite Aid Land Development No. 2014-11-09 after the JT Butler Land Development No. 2015-01-03, approving the agenda for the March 25, 2015 meeting. Cavaliero seconded. Motion carried.

PUBLIC TO BE HEARD: None

MINUTES:

Cavaliero motioned approving the minutes of the Regular Meeting held on Wednesday, February 25, 2015. McCollough seconded. Motion carried.

SUBDIVISION & LAND DEVELOPMENTS:

1. JT Butler Land Development No. 2015-01-03, Preliminary and Final, Expires 05/26/2015: Mr. Brian Fabo presented. JT Butler LLC proposes moving the lot line between Center Township Maps 060-2F63-20E and 060-2F63-20EA to accommodate a Sheetz and Rite Aid Pharmacy. The Department of Environmental Protection approved, December 19, 2014, the exemption from the requirement to revise the official plan for new land development. Butler County Planning Commission had no comments per letter dated January 21, 2015. Other governing jurisdiction approvals in progress include the following:
 - a. Building Pad Soil Erosion & Sediment Pollution Control documents as submitted to Butler County Conservation District on 12/15/14,

- b. Phase 1 HOP Permit submittal to Penn DOT District 10 for a Temporary Construction Entrance and Traffic Signal with anticipated approval by 3/1/15,
- c. Phase 2 HOP Permit submittal to Penn DOT District 10 for final Entrance and Signal design with anticipated approval by 5/1/15,

Township Engineer Olsen comments per letter "Stormwater Management Plan" dated February 2, 2015 (*Mr. Matt Kneidel's comments are italicized*) are, as follows:

- a. The Applicant must document that adequate downstream conveyance facilities exist to safely transport the concentrated discharge from the site. (Chapter 21, Article III. 21.301.G.) The existing conveyance system should be revised to match existing conditions. Another culvert pipe enters existing inlet 1 from the south and should be included in the analysis. *(Runoff to Ex. inlet 1 has been further divided to separate flows directly to the inlet and flows to the culvert. Total overall flows to Ex. Inlet 1 remain unchanged. Flows to the pipe have now been included and modeled.)*
- b. The Applicant must provide an easement for the proposed pipe 0101 through the adjoining property. (Chapter 21, Article III. 21.301.G.1) *(The pipe conveyance system was redesigned. An easement will now be shown on the MS Consultants site/subdivision plans for pipe D101 through the adjoining property.)*
- c. The address of the property site should be shown on the plan. (Chapter 21, Article VIII.21.802.A.2) *(The site address has been added to the stormwater plans.)*
- d. The existing and proposed land uses should be shown on the plan. (Chapter 21, Article VIII.21.802.A.14) *(Existing and proposed land use labels have been added to the SWMP Existing use is primarily lawn which was calculated as meadow in good conditions. Proposed use is entirely grass/lawn/open space. Please note that the building pad is being calculated as entirely impervious surface in order to size the detention tanks for the upcoming Sheetz/Rite Aid development.)*
- e. Vertical profiles of the proposed open channels should be provided as part of the plan set. This will aid in determining if they have adequate capacity or require special lining materials. (Chapter 21, Article VIII.A.15) *(Vertical profiles of the channels are now provided.)*
- f. Specific stormwater management operation and maintenance access easements (or a note granting the Township a "blanket" access easement to the site) should be added to the plan. We understand from verbal discussions with Sheetz that Sheetz wishes to be a party to this decision as it might relate to Sheetz in any necessary site repairs or replacements. The easement(s) should be shown on the project subdivision drawing (not yet submitted to us for review). (Chapter 21, Article VIII.A.18) *(The site engineer, MS Consultants, will address the stormwater easements on the site/subdivision plans.)*
- g. Notes and Statements should be added to the plan as required in Chapter 21, Article VIII.A.22. *(Required notes and statements added to the SWMP. Notes requiring signatures on page 2 of the SWMP narrative. Additional notes in section 1.10 SWMP Notes and Statements on page 4.)*
- h. The address of the property site should be added to the report. (Chapter 21, Article VIII.B.1.b) *(See comment #c response. The site address has been added to the stormwater plan.)*
- i. A more detailed project schedule should be made a part of the stormwater report. (Chapter 21, Article VIII.B.2 a.2.) *(A more detailed project schedule has been added to the SWMP narrative; see section 1.1 in the SWMP Narrative.)*
- j. A signed and executed Operations and Maintenance Agreement must be provided by the Applicant. Forms are located in the Appendix. (Chapter 21, Article VIII.C.1.) *(The developer agrees to sign and execute the Operations and Maintenance Agreement as required by the Township.)*

- k. An Erosion and Sedimentation Control Plan & approval letter from the Butler County Conservation District is required. (Chapter 21, Article VIII.C.3) *(The E&S plans have been submitted to the Butler County Conservation District (BCCD). The plans have been reviewed and found administratively complete. Approval letters will be provided to the Township upon receipt.)*
- l. A copy of the NPDES permit approval shall be provided once it is received. (Chapter 21, Article VIII.C.4) *(See comment #k response. The E&S plans have been submitted to the Butler County Conservation District (BCCD). The plans have been reviewed and found administratively complete. Approval letters will be provided to the Township upon receipt.)*
- m. The access ladders to the invert of the proposed detention tanks seem to be too deep (22 to 28 feet) without a platform. The Township's uniform construction code representative should review these structures and/or OSHA regulations. Also, the Applicant should verify that corrugated metal pipe sections used as vertical manholes will be structurally capable of supporting expected loads. *(OSHA requirements for fixed ladders indicate that platforms are required for ladders over 30'. From the OSHA Regulations on Fixed Ladders: "Fixed ladders more than 20' (6.1m) in height shall be provided with a cage, well, or ladder safety device." A note has been added to the construction detail sheet C601 indicating that a ladder safety device is required for each detention tank access manhole. Selection of the specific safety device is to be determined by the developer. Corrugated metal access manholes have been proposed as access to the CMP detention tanks. The tank gauges (wall thickness) have been selected based on H20 and H25 loading for their respective spans and depth. The access manhole is proposed to be constructed of the same material and gauge as the tank but of a smaller diameter. The access pipe, being installed vertically, and of a smaller diameter but with the same gauge as the detention tank will have an increased resistance to deflection than the 8' diameter CMP used for the storage tank. Being installed vertically the access shaft only sees active soil pressure rather than the soil prism load exerted on a horizontally installed storm sewer. The concrete cap (footing) at the surface will support and distribute the traffic load to the compacted materials underneath and keep the traffic load off of the riser pipe. The access pipe, being installed in compacted material above the water table eliminates potential hydrostatic buckling. Proper pipe installation will eliminate potential failure of the access manhole. To gain further assurance on the structural stability of the access manhole, Contech, a manufacturer/provider of CMP, was contacted. Their engineers have confirmed that with proper installation failure of a CMP access manhole is unlikely. However, they did suggest that if failure is still a concern to install a slip joint connection at the bottom of the access pipe near the connection with the detention tank. A detail of a slip joint connection to be used on the installation of the vertical manhole riser is now included on the construction details.)*
- n. Page 13 Section 7.0 of the Geotechnical Investigation prepared by ACA indicates that "no building design and grading plan was available at the time of the report". It is assumed that the proposed detention facilities also were not available. Due to slope stability concerns and the potential for land sliding, the Geotechnical Engineer should be provided a copy of the proposed design and re-consulted. He should specifically address the issue of designed seepage from the perforated underground detention tanks possibly saturating and destabilizing nearby fill slopes. *(ACA's initial report indicates infiltration numbers for the site based on the proposed detention facilities. ACA has provided an additional statement addressing infiltration on site.)*
- o. The Summary of Soil Limitation Precautionary Measures for BMP Construction in the stormwater report indicates that slope benches will be installed on all fill slopes at 30' vertical intervals. The plans show no slope benches on fill vertical heights greater than 30 feet. The Geotechnical Engineer should also address this issue. *(Benching at 30' vertical increments is a suggestion in lieu of a geotechnical report and subject to be overridden by a prepared and sealed geotechnical report. Since a geotechnical report is available and does not specify benching every 30' as a requirement the statement has been removed from the SWMP narrative. The developer/applicant should follow guidance as detailed in the geotechnical report regarding site grading.)*
- p. It is our understanding that the Applicant will be selecting a soil borrow site in the near future. The Geomechanical Engineer should evaluate these soils for suitability of use on this project. The Butler County Conservation District has informed us that the selected soil "borrow" site will need an Erosion and Sedimentation Control Plan. The Applicant is cautioned that all soils hauled to the site should be accompanied by a "clean fill certificate", blank forms of which are obtainable through the Conservation District. *(No response.)*

- q. The Applicant should provide calculations indicating the anticipated dewatering time for the tanks after a 100-year storm event. *(One hundred year storm is managed via an 18" wide by 12" high orifice in Tank 1 (South) and an 18" wide by 8" high orifice in Tank 2 (North). Routing calculations for the detention tanks can be found in Section 30 of the SWMP. The entirety of the difference between the pre and post development 2-year storm volume must be retained and infiltrated to meet state requirements. The detention tanks have been designed to meet the specifications of the Township Ordinance as well as the County and State requirements for rate and volume control.)*
- r. The stated drainage areas to tank #1 differ between the report and the plan drawings. The applicant should revise as appropriate. (2.23 acres vs. 2.09) *(Drainage areas on the plans were incorrectly identified. Drainage areas have been updated and adjusted to be consistent throughout the plans and report.)*
- s. The stormwater bypass area value differs between the report and the plans. The Applicant should revise as appropriate. (1.70 acres vs. 2.31) *(See comment #r response. Drainage areas on the plans were incorrectly identified. Drainage areas have been updated and adjusted to be consistent throughout the plans and report.)*
- t. The conveyance calculations show that proposed pipe D101 does not have sufficient capacity during the 10-year storm event. (8.95cfs. vs. 8.58cfs.) This pipe and associated downstream pipes should be increased in size to safely convey larger storm events. *(The storm pipe system has been revised. All flows for the 10-yr storm are contained within the proposed stormwater facilities without surcharge.)*
- u. It appears that there is a possibility that downstream homes will be flooded if the underground detention tanks become clogged (since the downstream conveyance system has limited capacity). Please provide calculations showing how the system will operate during a 100-year storm event and how this will not result in discharge to downstream residential properties on Elise Drive. *(Maintenance, as specified in the required Operation and Maintenance Agreement, of the detention facilities will prevent clogging. Calculations of the 100-yr storm rate reductions are provided in the SWMP narrative in section 30. The detention tank has been designed to meet the township, county, and state requirements concerning rate and volume. The conveyance facilities have been designed for the 10-yr storm, as specified in the Township ordinance.)*
- v. Provide detail information for catch basin 101 and show how clogging will be minimized since bypass flow could potentially flood downstream property owners. *(A construction detail of the double inlet at the base of the proposed channels is now provided. Regular and required maintenance, as specified in the Township's Operations and Maintenance Agreement, of the inlet will prevent clogging. In addition, beehive grates are proposed at the inlets within the channel instead of a standard bicycle safe grates, plus additional inlets are now proposed at upstream locations in the channels.)*
- w. It is our understanding that the designers of Rite Aid and Sheetz will separately design storm sewers that will be directed into the stormwater detention system and that these designs and calculations will be provided as part of their individual Land Development submission. *(No response.)*
- x. Performance security in the amount of 110% of Township-required improvements must be posted as a condition of final approval. The Applicant's engineer must compute the expected construction cost and submit this to the Township for approval. *(No response.)*

Township Engineer Olsen's comments per letter "Building Pad Preparation and Lot Consolidation Plan" dated March 24, 2015 are:

- a. The purpose of this plan is to do the following:
- 1) Combine Tax Map Parcel 60-2F63-20E and Tax Map Parcel 60-2F63-20- EA.
 - 2) Subdivide the property into proposed Lot 1 and Lot 2.
 - 3) Establish common access easements.

- 4) Establish a 10' wide sanitary sewer easement across Lot No. 2 to service Lot No. 1. This should be labeled as a "private" sanitary sewer easement; otherwise the project is not eligible for an exemption to Sewage Facilities Planning Modules.
 - 5) Establish storm sewer easements that may be accessed by Center Township, if necessary, as authorized by the Stormwater Management Operation and Maintenance Agreement, a copy of which is attached to this letter.
- b. A copy of the recorded deed conveying the Common Access Easement to Tammy Blatt should be provided to the Township by the Applicant as a condition of approval (Chapter 14 Section 14-403.f).
 - c. A copy of the private storm sewer easement through lands of Phillip B. Mennor and Donna L. Mennor should be provided to the Township by the Applicant (Chapter 14, Section 14-403.f).
 - d. The Applicant, Sheetz, and Rite Aid must enter into a Stormwater Management Operation and Maintenance Agreement (the form of which is attached to this letter) as part of the entities' land development submission. The Applicant may wish to discuss this issue with the Planning Commission in order to establish a procedure for this to be done.
 - e. Acreage of proposed Lot 1 and proposed Lot 2 should be shown on sheet 2 of 2 (both including and excluding the area of right-of-way of S.R. 0008) (Chapter 20, Section 20-2102.19). The boundaries of proposed Lots 1 and 2 should be better defined on sheet 2 of 2. The tax map parcel numbers on this drawing are for the existing lots, which are not defined on this drawing. The Project Surveyor may wish to remove existing tax map numbers from sheet 2 of 2.
 - f. It is the Township's understanding that separate land development plans will be submitted for the development of proposed Lots 1 and 2. Therefore, certain ordinance requirements for this subdivision have not cited in this letter if the proposed land developments have this same requirement.
 - g. The Applicant has submitted a traffic study that concluded that new traffic patterns are warranted for S.R. 0008. The Applicant has previously verbally agreed that he will supply and install new traffic signals, lane delineations, and PaDOT Highway Occupancy Permits for traffic control at the northern Clearview Mall access driveway location. Traffic signal operation and maintenance easements must be defined on the Applicant's property so that these may be conveyed to the Township as part of the Developer's Agreement prepared by the Solicitor. The proposed easements could be shown on the consolidation drawings of MS Consultants. A Highway Occupancy Permit submitted by the Commonwealth of Pennsylvania must be provided by the Applicant, this permit may be transferred to the Township after installation of improvements.
 - h. The Applicant must provide an Engineer's Cost estimate for Township-required improvements (in accordance with Chapter 14 Section 14-501), which for this Subdivision and Stormwater Management Plan for the building pad must include:
 - 1) Earthwork
 - 2) Stormwater detention and conveyance systems as depicted on the drawings
 - 3) Retaining walls
 - 4) Off-site storm sewer replacement
 - 5) Permanent vegetation and landscape buffers, which are not proposed to be a part of separate land development submissions of Rite Aid and Sheetz
 - 6) Traffic signal replacement and other traffic-related public improvements

- i. As a condition of final approval, the Applicant must provide a bond, irrevocable letter of credit, or other financial security acceptable to the Board of Supervisors and the Township Solicitor in an amount equal to 110% of construction costs as may be approved by the Township as described in (8) above. Upon completion of the improvements, an 18 month maintenance security in the amount of 15% of construction costs must be posted by the Applicant (Chapter 14, Section 14.501).
- j. As part of the Applicant's submission, MS Consultants, Inc. had included site grading and retaining wall diagrams prepared by French & Parrella Associates dated 12/8/14. The retaining wall shown on that submission does not appear to have been properly depicted by French & Parrella on plans. A cross-section of the wall shown on sheet 3 of 3 of these drawings indicates that the proposed wall steps back 6" horizontally for every 18" vertical rise. If the wall is 25' high as shown on the French & Parrella drawings, this would result in a wall batter of about 8' or 9'. Since slope grade of 2 horizontal to 1 vertical is fixed by the geotechnical report and top of slope elevation and horizontal location is fixed, this in turn would result in the wall height necessarily increasing by about 5' (resulting in a needed wall height of about 30' in certain areas).
- A note on sheet 2 of 3 of the French & Parrella Associates drawings states that
- "French & Parrella Associates does not make any warranty as to the accuracy of the site plan." If site topography differs from that shown on the site plan, which results in an increase in wall height, French & Parrella Associates are to be notified immediately so that the walls can be redesigned to accommodate the actual grading.*
- The Applicant should therefore ask French and Parrella to reexamine the wall.
- k. We recommend that the design of the proposed retaining wall be discussed at the Planning commission meeting and that these discussions include:
- 1) Type of wall
 - 2) Materials of construction
- l. The revised Stormwater Management Report has been reviewed as it pertains to Chapter 21 of Center Township Codified Ordinances. The following comments are offered for consideration:
- 1) A signed and executed Operations and Maintenance Agreement must be provided by the Applicant. Forms are located in the appendix (Chapter 21, Article VIII.C.1).
 - 2) An Erosion and Sedimentation Control Plan & approval letter from the Butler County Conservation District is required. (Chapter 21, Article VIII.C.3)
 - 3) A copy of the NPDES permit approval shall be provided once it is received. (Chapter 21, Article VIII.C.4)
 - 4) The Applicant should provide calculations indicating the anticipated dewatering time for the tanks after a 100-year storm event, indicating how long the tanks will have water in them after the storm event occurs to verify how long before the full volume is available for the next storm event.
 - 5) It is noted on the plan that the steel risers will be constructed of 14 GA. Corrugated Steel. These should be labeled as aluminized to conform to the coating requirements of the tanks.
 - 6) The 3/16" steel orifice plated should be shown to be coated in the manner to prevent rust deterioration.
- m. The Applicant must enter into a Developers Agreement as proposed by the Township Solicitor to document acceptance of all Township ordinance regulations.

Mr. and Mrs. Harry Peterson, 110 Elise Drive, are concerned with the amount of fill and runoff of sediment onto their property.

McCullough motioned, contingent on (1) addressing comments a, b, c and e aforementioned from Township Engineer Olsen's review letter "Building Pad Preparation and Lot Consolidation Plan", dated March 24, 2015; and (2) add standard PennDot note (A Highway Occupancy Permit is required pursuant to Section 420 of the Pennsylvania Act of June 1, 1945 P.L. 1242 no. 428, known as the "State Highway Law" before driveway access to a State Highway is permitted.) for Highway Occupancy Permit, recommending preliminary and final approval of the JT Butler (Lot Consolidation) Land Development No. 2015-01-03. Cavaliero seconded. Motion carried.

Schiebel motioned, contingent on (1) addressing comments, excluding comments a, b, c and e aforementioned, per Township Engineer Olsen's review letter "Building Pad Preparation and Lot Consolidation Plan", dated March 24, 2015; (2) add standard PennDot note (A Highway Occupancy Permit is required pursuant to Section 420 of the Pennsylvania Act of June 1, 1945 P.L. 1242 no. 428, known as the "State Highway Law" before driveway access to a State Highway is permitted.) for Highway Occupancy Permit; and (3) approval of the lot consolidation, recommending preliminary and final approval of the JT Butler Land Development No. 2015-01-03. Cavaliero seconded. Motion carried.

2. Rite Aid Land Development No. 2014-11-09, Final, Expires 1/21/2020: Mr. Matt Weber presented. Rite Aid proposes constructing a pharmacy at 1520 North Main Street Extension (Center Township Maps 060-2F63 20E). The Board of Supervisors granted, contingent on receipt of Butler County Planning Commission's review letter, preliminary approval of the Rite Aid Land Development No. 2014-11-09 at their meeting held on Monday, January 5, 2015. Butler County Planning Commission had no comments per letter date January 21, 2015. Township Engineer Olsen recommends tabling this plan so that it can be revised as necessary to reflect expected changes to the JT Butler submissions for the pad design, stormwater management controls and lot consolidation/subdivision. *Schiebel motioned, until receipt of Township Engineer Olsen's review letter, tabling the Rite Aid Land Development No. 2014-11-09. Ashbaugh seconded. Motion carried.*

3. Glasgow-Malinak Minor Subdivision No. 2015-03-06, Final, Expires 06/23/2015: Mr. Ron Bole presented. Mr. Donald Glasgow proposes subdividing Center Township Map 060-2F61-5 consisting of 16.28 acres (m/l) into two (2) lots consisting of 8.14 acres (m/l) each. Butler County commented that *"new lots may be too small for a Planning Waiver and Non-Building Declaration. Please consult with PA Department of Environmental Protection."* Township Engineer Olsen had the following comments:
 - a. The purpose of the plan is to create 2 parcels, both of which will be non-building lots at this time. PaDEP notes describing this are on the plan, acknowledged by both lot recipients.
 - b. The plan meets the definition of a minor subdivision.

McCullough motioned recommending final approval of the Glasgow-Malinak Minor Subdivision No. 2015-03-06. Schiebel seconded. Motion carried.

4. Herold Farm Minor Subdivision No. 2015-03-07, Preliminary, Expires 06/23/2015: Mr. David LaPearle, PVE Sheffler) presented. Mr. John R Herold et al proposes subdividing forty-six (46) acres (m/l) from Center Township Map 060-3F43-31B for the construction of the Veterans Administration Clinic. Township Engineer Olsen had the following comments (*Mr. David LaPearle's comments are italicized*):
- a. The purpose of the plan is to create Parcel A and a revised Tax Parcel 60-3F43-31A.
 - b. Since ownership of the parent tract differs from ownership of Tax Parcel 60- 3F43-31A, a Parcel B should be defined with a metes and bounds description (indicating that land being conveyed from Herold to Heichel). Parcel B will be conveyed by Herold to Heichel by deed and should be indicated on the plan to be combined with other lands of Heichel to create a revised tax parcel. (*.479 acres (m/l) will be conveyed to Center Township Map and Parcel 060-3F43-31A*)
 - c. In regards to existing lands of Heichel, the Application states that lots are served by public water and public sewer. The public sanitary sewer serving Tax Parcel 60-3F43-31A should be indicated on the plan drawing (Chapter 14-Section 14- 403). (*Public water/ sewer will be denoted on the plan*)
 - d. Likewise, Parcel A is indicated to be served by public water and public sewer. If the Applicant does not at this time wish to construct (or bond) the construction of a public sanitary sewer extension from Cornell Drive to Parcel A, a note should be added to the plan that Parcel A shall be considered a non-building lot intended for agricultural purposes until such time that a sewage permit is issued by the Township of Center (or the Butler Area Sewer Authority after public sewer lines are extended to the site). (*will be denoted as "non-building lot"*)
 - e. The proposed dedication of road right-of-way along North Duffy Road should be noted in the minutes of the public meetings as a voluntary action on behalf of the Applicant. (*the dedication of a sixty (60) foot right-of-way for the purpose of widening North Duffy Road to add a northbound "Left Turn" lane is voluntary.*)
 - f. In the event that easements for high pressure gas lines have been created on lands of Herold, these easements must be shown on the drawings (Chapter 14, Section 14-403B.3.a.). (*the easements for the high pressure gas line and the high tension electric lines will be added.*)

Schiebel motioned, contingent on addressing the comments per Township Engineer Olsen's review letter dated March 20, 2015, recommending preliminary and final approval to the Herold Farm Subdivision No. 2015-03-07 . Schaefer seconded. Motion carried.

5. Blatt Land Development No. 2015-03-08, Preliminary and Final, Expires 06/23/2015: Mr. Matt Kreidel, Trant Corporation, presented. Ms. Tammy Blatt proposes to construct a parking lot expansion, rock sump stormwater system and associated landscaping located at 1514 North Main Street Extension (Center Township Map 060-S2-1). Township Engineer Olsen had the following comments:
- a. As part of the Sheetz/RiteAid proposal, the Township had requested JT Butler, LLC to provide traffic signal access to the Blatt parcel. In doing so, 6 parking spaces of Blatt are being removed. JT Butler has agreed to prepare this plan indicating the creation of the 11 parking spaces in the front and rear of the Blatt building. A total of 17 parking spaces are shown and 7 are required. One of the spaces must be shown as a van-accessible handicapped space, which will reduce total parking to 16 spaces.
 - b. The Parcel is zoned R-3 with required 25' front yard setback and 15' side yard setbacks. The existing primary building and existing shed should be labeled "non-conforming structures".
 - c. Proposed new impervious area totals 4607.53 square feet. An on-lot rock-filled underground

sump is proposed to comply with the Township's Act 167 Stormwater Management Ordinance. The Applicant must execute a Stormwater Management Operation and Management Agreement (attached) with the Township, which must be recorded; the sheet C103 must be made an exhibit to the agreement and also recorded. Prior to this, the Sheet C103 should be modified to indicate a level spreader at the end of the 4" diameter sump discharge pipe so as not to create a concentrated flow of runoff from the parcel.

- d. The Applicant must notify the Township prior to construction improvements so that the Township may inspect these during installation.
- e. The Applicant is reminded that an Erosion & Sedimentation Control Plan is required by the laws of the Commonwealth to be prepared and available on-site during construction. This is not required by Township ordinances to be reviewed by the Butler County Conservation District.

Schiebel motioned (1) recommending preliminary and final of the Blatt Land Development No. 2015-03-08 and (2) recommends the Township install signage informing patrons to use the new signal to be installed by Sheetz, Inc. McCollough seconded. Motion carried.

- 6. Cambridge Land Development No. 2015-03-09, Preliminary and Final, Expires 06/23/2015: Mr. T. Michael Scott, StanTec, presented. Cambridge Healthcare Solutions PA proposes constructing a Veterans Administration Clinic on the parcel created by the Herold Farm subdivision consisting of forty-six (46) acres (m/l). Butler County Planning Commission commented "*did not receive a Traffic Impact Study for this development and request a copy be submitted for review*" per letter dated March 19, 2015.
 - a. The proposed Butler VA Health Care Clinic qualifies as a Conditional Use in the R1-A Zoning District. It is our understanding that a Conditional Use hearing is scheduled by the Board of Supervisors. Approval of this Land Development cannot occur before the submission is granted Conditional Use approval.
 - b. The R1-A Zoning District limits proposed lot coverage to 25%. It is our understanding that the Applicant is requesting a variance from this provision from the Township Zoning Hearing Board. Approval of this submission cannot occur before the issuance of the requested variance.
 - c. Subdivision of the Herold property to create the VA parcel is currently under review. Approval of this submission cannot occur before the approval of the subdivision.
 - d. The area and setback requirements of the R1-A Zoning are satisfied.
 - e. Allowable building height for a building with an automatic sprinkler system is 75 feet. Public water is available along the parcel road frontage adjacent to North Duffy Road. The Applicant should be prepared to describe what measures must be taken, if any, to provide adequate water pressure and flows for the facility. If a fire pump is to be provided, it should have a secondary source of power. Noise levels from any secondary power source may not exceed 50 dB measured at the property line (Chapter 20-1302B.I).
 - f. An Electrical Site Lighting Photometrics Plan has been provided by the Applicant, which demonstrates that light intensity is adequate for parking and driveway areas. Notwithstanding the photometric chart on sheet E003, additional photometrics should be provided by the Applicant that demonstrates that direct or indirect illumination in excess of 0.5 foot-candles above background is not exceeded when measured at any property lines (Chapter 20 Section 20-1302B.6.a).
 - g. Although we have no objection to the selected luminaries, the Applicant must verify that glare-shielding devices are available for the light fixture in the event that glare proves to be a problem (Chapter 20 Section 20-1302.C.6).

- h. As a condition of Final Approval (but not Preliminary Approval), the Applicant must either construct or bond the construction of the proposed public sanitary sewer line extension from existing public sewers located at the intersection of Cornell Drive and Oberlin Drive to the Applicant's southern property line.
- i. The Applicant is indicating that certain buildings and structures will be demolished. The Applicant must provide environmental inspections and notify the PaDEP 10 days before demolition commences. A demolition permit will be required by the Township.
- j. Erosion and Sediment Control Plans must be reviewed by the Butler County Conservation District as part of the NPDES Permit.
- k. Buffer yards and screening along property lines appear to meet Chapter 20-1306, but the Township Planning Commission and Board of Supervisors should confirm that the combinations of shrubs and trees shown meet Semi-Opaque Screen Type B detailed on Chapter 20 Section 20-1306.B.2).
- l. The Applicant shall bond access roads used for heavy hauling necessary to construct this land development (Chapter 20-1308.D). If using roadways of other Townships, road bonds would be required by those Townships as well.
- m. Proposed parking of 1344 spaces to meet VA requirements far exceeds Township requirements of 200 spaces. Some of the proposed handicapped spaces do not appear to be in convenient locations. The Applicant should be prepared to discuss the 50' utility easement shown along the northern end of the property, whether it is for private service lines or for public utility extensions.
- n. Primary electric is shown to be installed underground along the boundary of Westwood Manor. This is preferred.
- o. The Applicant has provided a Transportation Impact Study, which included the study of the signalized New Castle Road (S.R. 0356) and North/South Duffy Road intersection, the un-signalized Mercer Road / North Duffy Road intersection, and the proposed VA Medical Center Driveway accessing North Duffy Road. The measured 85th percentile speed of vehicles traveling on North Duffy Road is reported to be 42 mph, 12 mph in excess of the posted speed limit of 30 mph. Therefore, sight distance requirements for the VA driveway access to North Duffy Road were based on a vehicle speed of 42 mph. This resulted in the decision by the Applicant to construct a two-lane single driveway at a point on North Duffy Road where sight distance is optimal. The governor's drive option that was presented to the Township at 2013/14 meetings with the Township Supervisors could not meet safe sight distance requirements due to two crest vertical curve restrictions. Increasing lengths of vertical curves to improve sight distance is not favored due to a resulting grade conflict with existing residential driveways along the eastern side of North Duffy Road adjacent to the land development site. Sight distance summaries are shown in Table 9, incorrectly stated by the Applicant on page 9 of the report to be found in Table 11. This should be corrected by the Applicant.
- p. A center northbound left turning lane with queuing space of 175 feet is suggested for North Duffy Road at the proposed VA driveway access. A 60' wide dedication of additional highway right-of-way is proposed by the Applicant, all from lands owned by the Applicant. As a condition of Final Approval (but not Preliminary Approval), the Applicant must provide detailed construction drawings for this road widening and build the described turning lane or bond 110% of the construction cost of the turning lane. This assumes that the Township will not be sharing in any costs of proposed North Duffy Road improvements, as requested by the Applicant and still under consideration by the Township.
- q. As a condition of receiving Final Approval (but not Preliminary Approval) of the Land Development, the Applicant must provide to the Township an estimate of the construction costs

of Township-required improvements including:

- 1) Post Construction Stormwater Management BMP' s (basins, outlet works, earthwork, conveyance systems)
 - 2) Public sanitary sewer extensions
 - 3) Any proposed waterline extensions
 - 4) North Duffy Road highway improvements
 - 5) Buffer landscaping along property lines
- r. As a condition of receiving Final Approval (but not Preliminary Approval) of the Land Development, the Applicant must post financial security in the amount of 110% of the estimated construction costs of items detailed in the preceding paragraph. Once improvements are completed, the Applicant must then post an 18-month Maintenance Financial Security in an amount of 15% of the estimated construction cost.
- s. The Applicant has submitted a Stormwater Management Report that proposes infiltration/detention basins to reduce both the rate and volume of stormwater runoff leaving the developed site. Because stormwater runoff to the Westwood Manor Plan of Lots has been a long term continual problem due to lack of an adequate storm sewer system, no runoff from the land development roofs, driveways or parking lots are directed to the Westwood Manor watershed. The following comments are concerning the Stormwater Management Report:
- 1) The Applicant must receive drainage easements or an authorization letter from Herold to discharge concentrated stormwater flows from the land development upon his remnant parcel, both to the south and to the north. This should be in a recordable form.
 - 2) The Applicant must document that adequate downstream conveyance facilities exist to safely transport the concentrated discharge from the site (Chapter 21, Article III. 21.301.G). The downstream conveyance system below BMP#4 should be analyzed.
 - 3) The Applicant must provide an easement for the proposed discharges through the adjoining property for BMP#1 & BMP#2 (Chapter 21, Article III. 21.301.G.I).
 - 4) The Applicant must provide documentation that the proposed stormwater detention facility is greater than 1,000 feet upstream of Butler Township or that Butler Township has been notified of the project and has been offered a copy of the stormwater report for review and comment (Chapter 21, Article III.21.301.S).
 - 5) The pre-development peak flow rate should be calculated assuming that all existing non-forested pervious areas conditions shall be considered "meadow in good condition" (Chapter 21, Article VII.21.702.F.3). The CN values for the peak rate calculations will need to be revised (CN from 74 to 71 for example).
 - 6) The pre-development peak flow rate should be calculated assuming that 20% of the existing impervious areas are considered meadow in good condition (Chapter 21, Article VII.21.702.F.4). The total impervious areas should total 0.6 acres versus 0.75 acres in order to be consistent with the volume calculations.
 - 7) The stormwater management conveyance system shall be designed to safely convey the post development 100-year storm event to the stormwater detention facilities (Chapter 21, Article VII.21.702.G.2). The Applicant should:
 - a) Demonstrate that the channels conveying runoff to BMP#1 will convey the 100-year storm runoff without discharging to the adjoining slopes.

- b) Provide conveyance analysis for the 100-year storm event showing that inlets directing runoff to BMP#2 will do so without bypassing BMP#2 or overtopping the adjoining curbs.
 - c) Provide conveyance analysis for the 100-year storm event showing that inlets directing runoff to BMP#4 will do so without bypassing BMP#2 or overtopping the adjoining curbs.
 - d) Demonstrate how runoff from the 100-year storm event on the access drives will effectively be directed into BMP#2 and #4. The post development watersheds may need to be revised.
- 8) The Applicant is proposing pond discharge to the North Duffy Road culvert. If the existing culvert pipe under North Duffy Road is inadequate, the new culvert must be designed to pass the 50-year storm event with a minimum 1 foot of freeboard (Chapter 21, Article VII.21.702.G.3).
 - 9) The address of the property site should be shown on the plan drawings (Chapter 21, Article VIII. 21.802.A.2).
 - 10) The address and telephone number of the Applicant/owner of the property should be shown on the plan drawings (Chapter 21, Article VIII. 21.802.A.2).
 - 11) The email address of the individual preparing the plan should be shown on the plan drawings (Chapter 21, Article VIII. 21.802.A.2).
 - 12) Vertical profiles of the proposed open channels should be provided as part of the plan set. (Chapter 21, Article VIII.A.15)
 - 13) An access easement or note granting Center Township access to the site should be added to the plan drawings (Chapter 21, Article VIII.A.18).
 - 14) The plan should identify short-term and long-term ownership, operations, and maintenance responsibilities. (Chapter 21, Article VIII. 21.802.A.21)
 - 15) Notes and Statements should be added to the plan drawings (Chapter 21, Article VIII.A.22).
 - 16) The address of the property *site* should be added to the report (Chapter 21, Article VIII.B.1.b).
 - 17) The name, address, and telephone number of the Applicant/Owner of the property should be indicated in the stormwater report (Chapter 21, Article VIII.B.1.c).
 - 18) The address, telephone number, and email address of the individual preparing the stormwater report should be added to the report (Chapter 21, Article VIII.B.1.d).
 - 19) The stormwater report should identify ownership and maintenance responsibilities for all permanent stormwater management facilities (Chapter 21, Article VIII.B.2.a.16).
 - 20) A signed and executed Operations and Maintenance Agreement shall be provided (Chapter 21, Article VIII.C.1). This will be recorded with certain drawings included as exhibits to the Agreement.
 - 21) The Applicant must provide calculations indicating the anticipated dewatering time for the tanks after a 100-year storm event.

- 22) Our office recommends creating a 5th point of interest at the northeast corner of the property. This is necessary to verify that runoff rates are not being increased onto the adjacent property owner in this location.
 - 23) Conveyance Calculations should be provided for the proposed conveyance system including the proposed channels and their associated pipes.
 - 24) The northwest channel to BMP#1 appears to have a side slope at a lower or equal elevation as the emergency spillway. Please clarify the design or provide sufficient armoring.
 - 25) The Applicant should replace Lawrence with Butler on Sheet C604 detail 2.
 - 26) The construction of the channels should be added to the list of critical stages, requiring inspection during construction.
 - 27) Riprap apron calculations should be provided for the pipes flowing into and out of the BMP's.
 - 28) The Applicant should provide justification for the 5 inches per hour rate used for the infiltration basins.
 - 29)
- t. The Applicant must provide to the Township copies of the following third party approvals:
- 1) Sewage Facilities Planning Modules or a letter of exemption from the PaDEP
 - 2) NPDES Permit from the PaDEP / Butler County Conservation District
 - 3) Letter of Service from the Butler Area Sewer Authority
 - 4) Letter of service from the Pennsylvania American Water Company
 - 5) Review letter from the Butler County Planning Commission
 - 6) Variance from the 25% limit on land coverage from the Center Township Zoning Board

Schiebel motioned, contingent on (1) addressing comments per Township Engineer Olsen's review letter dated March 25, 2015; (2) conditional use approval; (3) variance approval; (4) Herold Farm subdivision approval; and (5) letter from the Township Solicitor stating procedure is acceptable, recommending preliminary approval of the Cambridge Land Development No. 2015-03-09. Schaefer seconded. Motion carried.

OLD BUSINESS: None

NEW BUSINESS:

1. Terrlizzi Stormwater Waiver - 129 Brooksedge Drive: Schiebel stated Mr. Terrlizzi should install the on lot stormwater detention sump (SD22) per Chapter 14, Subdivision and Land Development.

MISCELLANEOUS: None

ADJOURNMENT:

McCullough motioned adjourning the Regular Meeting at 8:55 p.m. Schaefer seconded. Motion carried.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer

UNAPPROVED