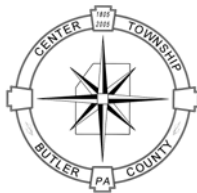


Board of Supervisors:
Edward Latuska, Chairman
Alan Smallwood, Vice Chairman
Andrew Erie, Supervisor
Kenneth Frenchak Jr, Supervisor
Philip Wulff, Supervisor



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

PLANNING COMMISSION
Regular Meeting Minutes
April 22, 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 6:32 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 Schaefer; Township Engineer Ron Olsen; and Secretary/Treasurer Anthony Amendolea.

APPROVAL OF AGENDA:

Schiebel motioned approving the agenda for the April 22, 2015 meeting. Cavaliero seconded. Motion carried.

PUBLIC TO BE HEARD: None

MINUTES:

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

SUBDIVISION & LAND DEVELOPMENTS:

1. 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 had the following comments (*Mr. Weber's comments are italicized*):
 - a. Review and approval of this Land Development Plan is contingent upon (a) the JT Butler, LLC Subdivision being approved and recorded and (b) JT Butler constructing or bonding site land

- development work, including construction earthwork, stormwater management, structural retaining wall, traffic signal improvements, building demolition, temporary site revegetation, and erosion and sediment control. *(Comment Noted.)*
- b. All items listed in (a.) above should be depicted on the plan, labeled as being "constructed by others". *(Note added to sheet C100).*
 - c. The Traffic Signal Maintenance easement shown on the JT Butler LLC subdivision drawing should be added to the Rite Aid drawings. *(Added to Plans.)*
 - d. The proposed Land Development meets lot area, yard and height requirements in the C-2 Zoning District. *(Comment Noted.)*
 - e. A recording block, signature blocks for Township approvals, County recommendations, Owner acknowledgements and stormwater management easements should be added to the cover sheet. A recording block should also be added to a plan entitled Stormwater Management. The reference to the City of Butler on the cover sheet should be removed. *(Added to plans & modified C106 for signature.)*
 - f. A water meter pit detail on sheet C105 indicates a separate waterline for domestic service and a separate waterline for fire service. The Applicant should confirm this with the Pennsylvania American Water Company. The pit must be designed for traffic loads. *(We are currently coordinating design considerations with PAWC.)*
 - g. The Applicant has attended meetings of the Planning Commission at which the dumpster pads were stated to be on foundations extending into the site slope grading. If so, this should be indicated on the detail drawings. *(Revised on C104 & callouts on C102 & C102A.)*
 - h. The 2" diameter line fence posts proposed at the rear of the dumpster enclosure may not be structurally adequate to prevent the dumpsters from being inadvertently pushed over the hillside. The Applicant should provide a curb or other means to protect the downgrade property owners. *(Proposed 6" concrete filled bollards per C102.)*
 - i. Storm sewers with inlets must be designed by the Applicant to convey the 100 year frequency stormwater runoff to the underground detention tank, which is being supplied and installed by JT Butler, LLC. The stormwater runoff table on sheet C108 depicts incorrect 100-year rainfall intensity values, times of concentration and runoff coefficients. These should match the values shown in the Trant NPDES Permit Application (Center Township Codified Ordinance Chapter 21 Section 21-702). *(Information revised accordingly.)*
 - j. Based upon the recalculations of runoff per comment (i.) above, adequacy of storm sewer pipe sizes should be verified by the Applicant. *(Sewer information tabulated on C103A.)*
 - k. It is our understanding that JT Butler, LLC has filed for an NPDES Permit for the preparation of the building pad, including both an Erosion & Sediment Control Plan (E & S Plan) and a Post Construction Stormwater Management Plan (PCSM Plan). If required by the Butler County Conservation District, Rite Aid must file a revision or modification to the JT Butler NPDES Permit to disturb land and provide additional storm sewers for the Rite Aid building and parking lot construction. *(The site contractor will be the same for both contracts.)*
 - l. Since the proposed shallow storm sewer system and inlets in the parking lot of Rite Aid will have to collect runoff from the building pad before it runs over the hill onto Elise Drive neighbors, the construction of this system will have to be timed closely with the completion of pad construction. *(Note added to C104, C104A & C106.)*
 - m. The Applicant must establish stormwater management easements around storm sewer elements and enter into a Stormwater Management Operation & Maintenance (O & M) Agreement with Center Township, which guarantees perpetual maintenance of the Applicant-constructed storm

- sewers. A copy of the O & M Agreement is attached. It must be executed and recorded along with the Rite Aid Stormwater Control Site Plan (Chapter 21 Section 21-1003). *O & M Agreement will be executed and recorded by the owner.*
- n. The Applicant has shown the location of proposed light poles on sheet C102, but must demonstrate that intensity of light shall be such as not to interfere with contiguous residential districts (Chapter 20 Section 20-1501 E.8). A light intensity drawing should be submitted by the Applicant demonstrating there is less than 0.5 foot-candle intensity above background at property lines common with residential districts (Section 20-1302 B.6.e). *(Addressed under separate cover via architect.)*
 - o. The Applicant must demonstrate that proposed light fixtures can accommodate a glare-shielding device if this is required to be installed by the Township (Section 20-1302.C). *(Address under separate cover via architect.)*
 - p. The Applicant must show that off-street parking will be effectively screened from residential zoned districts by an opaque ornamental fence or dense evergreen hedge not less than 5' nor more than 6' in height. *(The proposed retaining wall will act as a screen wall. The elevation change between sites aids in screening.)*
 - q. A Type A Landscape Screen shall be provided by the Applicant within the required side yard and rear yard of lands adjoining Residential Districts. The Applicant should provide a Type A screen at the western edge of the proposed building pad driveway and parking areas. Three acceptable types of Type A Opaque Screens are shown in Section 20-1306.B of the Zoning Ordinance. If plantings are proposed on the hillside being constructed, the Applicant should provide tree stock dug from similar steep slopes. *(Landscaping added. Due to steep slopes, the tree plantings will be near the property line on the downslope. The proposed retaining wall will act as a screen wall. The elevation change between sites aids in screening.)*
 - r. Drawing C102A shows proposed guardrail along the northernmost driveway, along the westernmost driveway behind the building, and along the westernmost edge of the supplemental (perhaps employee) parking lot. We suggest that the guardrail also be provide along the northern edge of the parking lot. *(Additional guardrail added.)*
 - s. The Applicant should provide a guardrail detail showing what type of guardrail is being proposed. An extra long post may be appropriate if the guardrail will be placed along the top of the fill slope. *(Detail added to plan set.)*
 - t. The Applicant must provide for approval an Engineer's construction cost estimate for Township-required improvements, including storm sewers and inlets, guardrail, landscape buffers and screens, and parking lots pavement and curbs. *(Will provide under separate cover upon availability.)*
 - u. The Applicant must post Performance Security in the amount of 110% of the approved construction cost estimate as detailed in (t.) above. *(Performance Security shall be provided by the owner/applicant.)*

Schiebel motioned, based on Township Engineer Olsen's recommendation, contingent on (1) the J T Butler, LLC Subdivision being approved and recorded, (2) JT Butler constructing or bonding site land development work, including construction earthwork, stormwater management, structural retaining wall, traffic signal improvements, building demolition, temporary site revegetation, and erosion and sediment control, (3) the Applicant must establish stormwater management easements around storm sewer elements and enter into a Stormwater Management Operation & Maintenance (O & M) Agreement with Center Township, which guarantees perpetual maintenance of the Applicant-constructed storm sewers. A copy of the O & M Agreement is attached. It must be executed and recorded along with the Rite Aid Stormwater Control Site Plan

(Chapter 21 Section 21-1003) and (4) the Applicant must post Performance Security in the amount of 110% of the approved construction cost estimate as detailed in (t.) above, recommending final approval of the Rite Aid Land Development No. 2014-11-09. McCollough seconded. Motion carried.

2. 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. Township Engineer Olsen had the following comments:
 - a. The proposed Butler VA Health Care Clinic has received a Conditional Use approval in the R-1A Zoning District.
 - b. The R-1A Zoning District limits proposed lot coverage to 25%. It is our understanding that the Applicant has requested a variance from this provision from the Township Zoning Hearing Board. Approval of this submission cannot occur before the issuance of the requested variance. The public hearing is scheduled for the week of May 4th.
 - c. Subdivision of the Herold property to create the VA parcel has been approved.
 - d. The area and setback requirements of the R1-A Zoning are satisfied.
 - e. The Applicant has determined that public water with a private fire pump will serve the project with noise levels not to exceed 50 dB measured at the property line.
 - 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 as a condition of Final Approval 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 20-1302.B.6.a).
 - g. As a condition of Final Approval, 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, 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. This bond would be posted to the Butler Area Sewer Authority.
 - i. The Applicant is indicating that certain buildings and structures will be demolished. As a condition to Final Approval, a demolition permit will be required by the Township. The Applicant must provide environmental inspections and notify the PaDEP 10 days before demolition commences.
 - j. As a condition to Final Approval, Erosion and Sediment Control Plans must be reviewed by the Butler County Conservation District as part of the NPDES Permit, and a copy of this permit must be delivered to Center Township.
 - k. From our engineering point-of-view, 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 in their opinion, the combinations of shrubs and trees shown meet Semi-Opaque Screen Type B detailed on Chapter 20 Section 20-1306.B.2).

- l. As a condition of Final Approval, the Applicant must agree to bond access roads used for heavy hauling necessary to construct this land development (Chapter 20- 1308D). 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, but this will be an issue resolved by the VA without further involvement from the Township.
- n. 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. If being proposed for public utility lines, the proposed water meter pit should be moved further west within the property.
- o. Primary electric is shown to be installed underground along the boundary of Westwood Manor. At the last public meeting, Cambridge stated that it is negotiating "alternate routes". This should be resolved and the selected route shown on the drawings.
- p. 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 unsignalized 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. As a condition of Final Approval, this should be corrected by the Applicant.
- q. 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, the Applicant must provide detailed construction drawings for this road widening and either 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). We suggest that the construction cost estimate for this week be prepared by the Applicant and that the Applicant schedule a meeting to discuss this issue with the Supervisors.
- r. 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
- s. 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.
- t. The Applicant has submitted a Stormwater Management Report that proposes infiltration/detention basins to reduce the rate, volume and quality 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 has stated in his response letter that he is discharging to established existing watercourses. Therefore, no offsite drainage easements are required.
 - 2) The Applicant must document that adequate downstream conveyance facilities exist to safely transport the concentrated discharge from the site (Chapter 21, Article ID. 21.301.G). The downstream conveyance system below BMP#4 should be analyzed. If the Township culvert under Duffy Road cannot convey flow from the 50 year frequency storm, the Township may decide to replace this pipe.
 - 3) The Applicant has stated in writing that the proposed discharges through the adjoining property for BMP#1 & BMP#2 are into established existing watercourse. Therefore, no drainage easements are required.
 - 4) The Applicant has provided documentation that the proposed stormwater detention facility is less than 1,000 feet upstream of Butler Township. As a condition of Final Approval, the Applicant must provide a copy of the stormwater report to Butler Township (Chapter 21, Article ID.21.301.S).
 - 5) The Stormwater Management calculations have been revised to indicate the pre-development peak flow rate is calculated assuming that all existing non-forested pervious areas conditions are considered "meadow in good condition" (Chapter 21, Article VII.21.702.F.3). The CN values for the peak rate calculations have also been revised as requested.
 - 6) The pre-development peak flow rate has been revised as requested to show that 20% of the existing impervious areas are considered meadow in good condition (Chapter 21, Article VII.21.702.F.4).
 - 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). As a condition of Final Approval, 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, a 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). The Township will, if necessary, decide if a new culvert must be installed and, if so, by whom.
- 9) The address of the property site should be shown on the plan drawings (Chapter 21, Article VIII. 21.802.A.2). We could not verify that this has been added to the drawings.
- 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). We could not verify that this information has been added to the drawings.
- 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). We could not verify that this information has been added to the drawings.
- 12) Vertical profiles of the proposed open channels have been 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). We could not verify that this note has been added to the drawings.
- 14) The plan should identify short-term and long-term ownership, operations, and maintenance responsibilities (Chapter 21, Article VIII. 21.802.A.21). We could not verify that this has been added to the plans.
- 15) Notes and Statements should be added to the plan drawings (Chapter 21, Article VIII.A.22). We could not verify that this has been added to the plans.
- 16) As a condition of Final Approval, 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.
- u. The Applicant should revise the stormwater drawings and report to take into consideration that the proposed soil stockpile on the west side of this site will direct stormwater runoff to points of interest number 1 and number 5.
- v. 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

- w. Due to the complexity of this project, we suggest that a Developer's Agreement should be prepared by the Township Solicitor for execution by both parties.

Schiebel motioned, based on Township Engineer Olsen's recommendation, contingent on (1) 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; (2) the Applicant must provide to the Township an estimate of the construction costs of Township-required improvements including: (a) Post Construction Stormwater Management BMP' s (basins, outlet works, earthwork, conveyance systems), (b) public sanitary sewer extensions, (c) any proposed waterline extensions, (d) North Duffy Road highway improvements and (e) buffer landscaping along property lines; (3) the Applicant must post financial security in the amount of 110% of the estimated construction costs; and (4) the Applicant must provide to the Township copies of the following third party approvals: (a) Sewage Facilities Planning Modules or a letter of exemption from the PaDEP, (b) NPDES Permit from the PaDEP I Butler County Conservation District, (c) Letter of Service from the Butler Area Sewer Authority, (d) Letter of service from the Pennsylvania American Water Company, (e) Review letter from the Butler County Planning Commission and (f) variance from the 25% limit on land coverage from the Center Township Zoning Board, recommending final approval of the Cambridge Land Development No. 2015-03-09. Cavaliero seconded. Motion carried.

OLD BUSINESS: None

NEW BUSINESS:

1. Adoption of Halland Terrace: Mr. Mark Hall requests the Township adopt Halland Terrace. Schiebel recommended Township Secretary/Treasurer Amendolea contact Mr. Richard Knapko, PennDot representative, for requirements for receipt of liquid fuel funds.

MISCELLANEOUS: None

ADJOURNMENT:

Cavaliero motioned adjourning the Regular Meeting at 7:52 p.m. Schiebel seconded. Motion carried.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer