

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
July 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 July 22, 2015 meeting. Cavaliero seconded. Motion carried.

PUBLIC TO BE HEARD:

1. Mr. Robert Brennan, Brennan Builders, Inc: Mr. Brennan discussed the possibility of developing property currently owned by Mr. George Aubrey (Center Township Map 060-S7-B) containing thirty-nine (39) acres (m/l) and Mr. Rivers (Center Township Map 060-S7-BA) containing four (4) acres (m/l). He stated he has an agreement with Mr. Aubrey and Mr. Rivers. He desires the Township consider amending the R-2, Multi-Family Residential District, by permitting (1) fifty-five (55) foot wide lots, (2) fifteen (15) feet between dwellings (7.5 foot sidelines), (3) thirty (30) foot front setback, (4) thirty (30) foot rear setback, (5) quad dwellings and (6) six thousand (6,000) square foot minimum lot size.

MINUTES:

Ashbaugh motioned approving the minutes of the Regular Meeting held on Wednesday, June 24, 2015. McCollough seconded. Motion carried.

SUBDIVISION & LAND DEVELOPMENTS:

1. Masters/Codispot Lot Line Revision No. 2015-07-15, Final, Expires 10/19/2015: Mr. Bryan Stevenson presented. Mr. Robert Masters proposes subdividing .08 acres (m/l) from Center

Township Map (060-S7-A10) to be conveyed to Center Township Map 060-S7-A10A. Butler County Planning Commission had no comments per letter dated July 1, 2015. Township Engineer Olsen had the following comments:

- a. This Application is for the subdivision of property of Codispot to create Parcel A, which is intended to be conveyed to and be combined with adjacent lands of Masters. The existing garage of Masters currently extends approximately 12' onto property of Codispot and the conveyance of Parcel A to Masters will result in the garage no longer being an encroachment.
- b. Neither existing lots of Codispot and Masters meet the R-IA Zoning minimum lot area, minimum lot frontage, and minimum side yard setback of 1 acre, 125 feet and 30 feet, respectively. Also, the lot of Masters will not meet minimum lot rear setback even after conveyance of Parcel A from Codispot to Masters. These are not deficiencies that can be easily remedied by the two property owners.
- c. Assuming that this plan meets the definition of a minor subdivision, it must include Plat Requirements meeting Subdivision and Land Development Ordinance Chapter 14, Article IV section 14-403.G.l.c. including indicating adjacent underground utility lines.

Therefore, the Applicant should show public or private waterlines, gas lines, and electric lines serving the Codispot lot. If these extend within the 10' ingress, egress, regress easement shown in the drawing, we suggest that the easement be also denoted as a "utility" easement so that there may be an opportunity for extending public sewers in the future

- d. Although not a condition of approval, the two property owners may wish to investigate the availability of public sewers. Both lots are relatively small for the use of on-lot systems and we do not believe there are any provisions for alternate systems if these existing systems should prove inadequate in the future. The Butler Area Sewer Authority could provide information.
- e. Although not a condition of approval, the two property owners may wish to increase the width of the 10' access easement serving the Codispot property. A 10' easement is narrow for vehicular access.

Schiebel motioned, based on Township Engineer Olsen's recommendation, contingent on denoting the ten (10) foot ingress, egress and regress easement as a "private utility easement", recommending approval of the Masters/Codispot Lot Line Revision No. 2015-07-15. Cavaliero seconded. Motion carried.

OLD BUSINESS:

1. VA Clinic Secondary Access: Township Engineer Olsen noted that Cambridge Healthcare proposes to provide a secondary access which would be paved and gated for emergency access only. the Veterans Administration Police would have the key.

NEW BUSINESS: None

MISCELLANEOUS: None

ADJOURNMENT:

Cavaliero motioned adjourning the Regular Meeting at 7:32 p.m. Ashbaugh seconded. Motion carried.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer