

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



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

PLANNING COMMISSION
Regular Meeting Minutes
November 18, 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 6:34 p.m. The meeting was held at the Unionville Volunteer Fire Company Firehall, 102 Mahood Road, Butler PA 16001.

ROLL CALL:

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

APPROVAL OF AGENDA:

Schiebel motioned approving the agenda for the November 18, 2015 meeting, as presented. Schaefer seconded. Motion carried.

PUBLIC TO BE HEARD: None

MINUTES:

Cavaliero motioned approving the minutes of the Regular Meeting held on Wednesday, October 28, 2015. Ashbaugh seconded. Motion carried.

SUBDIVISION & LAND DEVELOPMENTS:

1. POS Future Land Development No. 2015-11-18, Final, Expires 02/15/2016: Mr. Jonathan Garczewski, The Gateway Engineers, Inc, presented. Mr. Giles proposes increasing parking lot POS Future (Center Township Map 060-S4-19) with separate access from State Route 8 (SR-0008) and Sunset Drive (T-442). Construction has begun prior to approval of the plan. Butler County Planning Commission has not submitted a review letter. Township Engineer Olsen had the following comments:
 - a. The Applicant may have to designate additional parking spaces as handicap- accessible because current ADA requirements state 1 handicapped per 25 spaces. The maximum slope across a handicapped space is 2%.

- b. Stormwater management must conform to the Township's Act 167 Stormwater Management Ordinance and the Project Engineer appears to be designing to meet provisions of the ordinance, which states that proposed gravel or proposed paved driveways must be assumed to be impervious in computations. Therefore, if the plan is approved, the Applicant may pave his parking lots in the future without providing a new land development application to the Township.
- c. The lower portion of the proposed parking area entrance to Sunset Drive will flow uncontrolled to Sunset Drive. The Applicant should compute the peak rate of runoff from this uncontrolled area during a 5-minute duration during the 1, 2, 5, 10, 25 and 100-year storms and subtract this from the allowable release rates from the detention pond. This will result in the pond necessarily being increased slightly in size.
- d. The Applicant has shown a gate valve on his detention basin outlet structure. We recommend that this be discussed in the Planning Commission meeting so that all parties understand how this valve will be used.
- e. Proposed curbs around the lower parking lot should end at the edge of the Sunset Drive shoulder rather than the edge of pavement so that these are not hit by snow plows.
- f. Although the Applicant's grading plan shows proposed parking lot spot elevations in order to prevent bypass of runoff, we are concerned that the paver will not follow this exactly, and much of the parking lot runoff will run directly to Sunset Drive instead of to the detention pond. We therefore recommend that the Applicant install a "speed bump" flow diverter across the driveway, directed to the pond.
- g. The Applicant has not shown how the proposed driveway entrance to Sunset Drive will be profiled; whether it will be sloped away from the edge of pavement toward an established ditch line, or whether a culvert is to be installed under the new driveway. If a culvert is to be installed, it may be connected to the Township inlet near the Terwilliger property line. If it is to be a shoulder slope, the flatness of grade may require the shoulder to the Township inlet to be paved.
- h. The Applicant's Engineer must prepare a cost estimate for post construction stormwater management items, including basins, outlet structures, inlets, piping, revegetation and a landscape buffer. A Performance Bond or other type of security will need to be posted by the Applicant in an amount equal to 110% of the estimated costs.
- i. A Stormwater Management Operations and Maintenance Agreement (which can be found online at the Township website) must be executed by the Applicant and recorded at the Courthouse to guarantee perpetual maintenance.
- j. As stated to the Board previously on similar projects, we do not recommend that the Township require perpetual bonds from the Applicant (which is an option on the PaDEP's sample O&M Agreement form).

Ashbaugh motioned recommending, contingent on (1) items a,b,c,e,f,g,h and i per Township Engineer Olsen's review letter dated November 13, 2015 and (2) receipt of Butler County Planning Commission's review letter, granting final approval of the POS Future Land Development No. 2015-11-18. Schiebel seconded. Motion carried.

OLD BUSINESS: None

NEW BUSINESS: None

MISCELLANEOUS:

1. Tax Increment Financing: Olsen reported that the Board of Supervisors and Butler Township Commissioners met on Monday, November 16, 2015 to discuss the Tax Increment Financing Plan.

ADJOURNMENT:

Cavaliero motioned adjourning the Regular Meeting at 7:26 p.m. Schiebel seconded. Motion carried.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer