

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



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

CENTER TOWNSHIP PLANNING COMMISSION
Regular Meeting Minutes
February 24, 2016
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 6:35 p.m. at the Unionville Volunteer Fire Company Firehall, 102 Mahood Road, Butler PA 16001.

ROLL CALL:

Present, in addition to Schiebel, were Vice Chairman Neil Ashbaugh; members Kasey McCollough and Robert Sloan; Township Engineer Ron Olsen; and Secretary/Treasurer Anthony Amendolea. Brad Cavaliero arrived at 6:37 p.m.

APPROVAL OF AGENDA:

Schiebel motioned approving the agenda for the February 24, 2016 meeting, as presented. Sloan seconded. Motion carried.

PUBLIC TO BE HEARD: None

MINUTES:

McCollough motioned approving the minutes of the Regular Meeting held Wednesday, January 27, 2016. Ashbaugh seconded. Motion carried.

SUBDIVISION & LAND DEVELOPMENTS:

1. Wallace Lot Line Revision No. 2016-02-01, Final, Expires 05/23/2016: Mr. Donald Wallace proposes consolidating 1764 North Main Street Extension (Center Township Map 060-S4-A1B) consisting of .512 acres (m/l) and 1766 North Main Street Extension (Center Township Map 060-S4-A1C) consisting of .796 acres (m/l). Butler County Planning Commission had no comments per review letter dated February 23, 2016. Township Engineer Olsen's comments are as follows (*Mr. Wallace's comments are italicized*):
 - a. This application is for a lot consolidation prior to a separate land development application.
 - b. The Applicant should contact his private attorney regarding the legalities of showing an abandonment of the 25' R/W along the southern property line without signatures of J.P.

Oliver being on the plan. *(The twenty-five (25) foot right-of-way will be abandoned)*

Schiebel motioned recommending approval of the Wallace Lot line Revision No. 2016-02-01. Sloan seconded. Motion carried.

OLD BUSINESS: None

NEW BUSINESS:

1. Oil and Gas Well Setback: The Planning commission discussed the setback for oil and gas wells in the Center Township Codified Ordinances and Act 13 requirements. ***Schiebel motioned affirming Township Solicitor Gallagher's opinion that the five hundred (500) foot setback is confirmed. Ashbaugh seconded. Motion carried.***

MISCELLANEOUS:

1. Lions Road (T-694) and State Route 422 (SR0422) Cloverleaf: PennDot wants to upgrade the State Route 422 (SR0422) instead of replacing the Lions Road (T-694) bridge. PennDot presented four (4) proposed designs at the meeting held on Wednesday, February 3, 2016. If proper funding is received, the cloverleaf would be upgraded to Federal standards. A northern leg would be constructed to connect to Lions Road (T-694) and possibly to North Duffy Road (T-509). Township Engineer Olsen is proposing a roundabout to permit trucks to turn around. PennDot will meet with the Southwestern Pennsylvania Commission at a later date. Township Engineer Olsen is meeting with Mr. Jerry Andre, Cranberry Township, to review their developers agreement for road improvements.

ADJOURNMENT:

Cavaliero motioned adjourning the Regular Meeting at 7:35 p.m. Schiebel seconded. Motion carried.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer