

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
March 23, 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 6:30 p.m. at the Unionville Volunteer Fire Company Firehall, 102 Mahood Road, Butler PA 16001.

ROLL CALL:

Present, in addition to Schiebel, were members Neil Ashbaugh, Brad Cavaliero, Kasey McCollough and Robert Sloan; Township Engineer Ron Olsen; and Secretary/Treasurer Anthony Amendolea. In addition, Chairman Edward Latuska; Vice Chairman Alan Smallwood; Supervisors Ronald Flatt, Kenneth Frenchak and Philip Wulff attended to comment on the proposed Township Official Map.

APPROVAL OF AGENDA:

Schiebel motioned approving the agenda for the March 23, 2016 meeting, as presented. Cavaliero seconded. Motion carried.

PUBLIC TO BE HEARD:

1. Mr. John Yusko, 606 Brownsdale Road, Renfrew: Mr. Yusko presented a pre-application to subdivide 110 Gallagher Road (Center Township Map 060-2F108 9) consisting of 79.65 acres (m/l). He wants to separate the four (4) cottages onto 1.5 acre parcel each with a remnant.

MINUTES:

Schiebel motioned approving the minutes of the Regular Meeting held Wednesday, February 24, 2016. McCollough seconded. Motion carried.

SUBDIVISION & LAND DEVELOPMENTS:

1. Giles/Starlight Minor Subdivision No. 2016-03-02, Final, Expires 06/21/2016: Mike Ogin, Gateway Engineers, presented. Giles Holdings Future LLC, owner of Butler County tax parcel 060-2F106-14B, and Starlight Drive-In Inc, owner of tax parcel 060-2F106-140, are proposing a Lot Line Revision to allow Giles Holdings access to Route 8 and the existing

traffic light for State Route 8 (SR0008) and South Benbrook Road (SR3007). They request a modification to Center Township Codified Ordinance Chapter 14, Article IV, Section 14-403, Paragraph B.3. to allow for a scale of one hundred twenty feet (120') to one inch (1"), an appropriate scale for the size of the plan area. *Subdivision or Land Development Plat: A plat of the lot or lots to be formed or developed, drawn to a scale not smaller than one hundred feet (100') to one inch (1").* Butler County Planning Commission had no comments per review letter dated March 16, 2016. Township Engineer Olsen's comments are as follows (*Mr. Ogin's comments are italicized*):

- a. The plan is a minor subdivision. Tract 1 is proposed to be conveyed from Starlight Drive-In Inc. to Giles Holdings Future LLC and to be consolidated into a single lot. This conveyance will necessarily be by deed after the plan is recorded.
- b. No new stand-alone lots will be created. Therefore, no Sewage Facilities Planning Modules are required.
- c. The Application states that public sewage is available, but it appears only the Giles property has access to public sewer service. This should be discussed at the Township meetings. (*will verify that Starlight Drive-In is on public sewer*)
- d. It is my recollection that the Township at one time signed an agreement with DeMarsh granting access to the Township's traffic signal for a contribution of \$20,000. This should be discussed with the Solicitor for applicability. (*is not aware of an agreement granting Starlight Drive-In access to the traffic signal*)
- e. We recommend that the Planning Commission recommend approval of this subdivision.
- f. It is our understanding that John Giles will be submitting a Pre-Application Review for a Land Development in the near future.

Sloan stated Checklist Item I, B.3.a. (Name, address, phone number of subdivider) is not shown on the plan. In addition,

Schiebel motioned recommending modification to Center Township Codified Ordinance Chapter 14, Article IV, Section 14-403, Paragraph B.3. to allow for a scale of one hundred twenty feet (120') to one inch (1"), an appropriate scale for the size of the plan area. McCollough seconded. Motion carried.

Schiebel motioned, contingent on (1) Checklist Item I, B.3.a. (Name, address, phone number of subdivider) is shown on the plan and (2) the centerline for State Route 8 (SR0008) North should be depicted, recommending approval of the Giles/Starlight Minor Subdivision No. 2016-03-02. Sloan seconded. Motion carried.

OLD BUSINESS: None

NEW BUSINESS:

1. Official Township Map: The Board of Supervisors desire to create an official map of the Township, including but not limited to: zoning, street layout and comprehensive plan features. The Municipal Planning Code Section 10402 outlines the procedure for the creation of the map:

- a. Board of Supervisors directs that the map be drafted;
- b. Proposed map and proposed accompanying Ordinance are sent to Township Planning, County Planning, and adjacent municipalities;
- c. Township Planning, County Planning, and adjacent municipalities have 45 days to review and submit recommendations;
- d. Township must hold a public hearing pursuant to public notice prior to adoption of the Ordinance and map;
- e. Township adopts Ordinance and map;
- f. Ordinance and map shall be recorded within sixty (60) days.

Of note, when a map is created showing streets that are designed to enter into an adjacent municipality, the adjacent municipality must be given notice of the proposed map as per Section 10408(c). The adjacent municipality has 45 days to comment on the proposed map and Ordinance; no action can be taken to adopt the map before that 45 days has elapsed. The map must also be sent to Butler County Planning prior to adoption; County Planning has 45 days to review and provide comment as well.

PennDot proposes closing the Lions Road (T-694) due to damage. PennDot will open the State Route 422 (SR0422) cloverleaf and extend the road to Lions Road (T-694). The Township would like to extend the road to North Duffy Road (T-509) to facilitate traffic to State Route 422 (SR0422).

Schiebel does not want to tie up property for future development.

Frenchak questioned if the Township has the right to propose roads anywhere. Also, may the map be updated on an annual basis or every five (5) years.

Latuska stated if the Planning Commission agrees with the placement of roads, Township Engineer Olsen will draft a map for Planning Commission and Board of Supervisors review and approval. He proposes having a connector road to Lions Road (T-694) with a roundabout with connectors to North Duffy Road (T-509) and South Benbrook Road (SR3007).

Flatt stated making an official map will convince PennDot to consider possible options. Residents at the hearing on Wednesday, March 16, 2016 wanted to know effect traffic on North Duffy Road (T-509) would have on the intersection with Mercer Road (T-494). He suggests a across the Heasley's property to intersect with Mercer Road (T-494) and Blossom Drive (T-993) and connecting East Brewster Road (T-441) with the proposed road.

Smallwood stated residents were not in favor of the proposed overlay district. He favors a roundabout with a connection to Lions Road (T-694) and North Duffy Road (T-509)

Cavaliero agreed with Smallwood.

Scheibel motioned recommending the Board of Supervisors direct Township Engineer Olsen draft a proposed Township official map consisting of (1) connector road to Lions Road (T-694), (2) construction of a roundabout, and (3) connection to North Duffy Road (T-509) for further review. Ashbaugh seconded. Motion carried.

Flatt motioned, based on the Planning Commission's recommendation, directing Township Engineer Olsen to draft a proposed Township official map consisting of (1) connector road to Lions Road (T-694), (2) construction of a roundabout, and (3) connection to North Duffy Road (T-509) to be presented to the Planning Commission. Smallwood seconded. Motion carried.

ADJOURNMENT:

Cavaliero motioned adjourning the Regular Meeting at 8:01 p.m. Ashbaugh seconded. Motion carried.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer