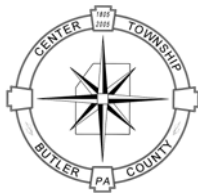


Board of Supervisors:
Edward Latuska, Chairman
Alan Smallwood, Vice Chairman
Ronald Flatt, Supervisor
Kenneth Frenchak Jr, Supervisor
Philip Wulff, Supervisor



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

CENTER TOWNSHIP PLANNING COMMISSION
Regular Meeting Minutes
May 25, 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.

APPROVAL OF AGENDA:

Schiebel motioned approving the agenda for the May 25, 2016 meeting, as presented. Cavaliero seconded. Motion carried.

PUBLIC TO BE HEARD:

1. Mr. Melvin Tuck, 103 Mahood Road: Mr. Tuck stated that there is an old foundation that is being used for dumping of trash and an abandon septic tank. He was advised to file a complaint form.

MINUTES:

1. Due to a copying error of the March 23, 2016 minutes, the minutes were no approved.

SUBDIVISION & LAND DEVELOPMENTS:

1. McDeavitt Major Subdivision No. 2013-08-10, Final, Expires 08/23/2016: Ron Bole presented. The Board of Supervisors granted preliminary approval of the McDeavitt Major Subdivision No. 2013-08-10 at their meeting held on Wednesday, September 11, 2013. Township Engineer Olsen comments are as follows (*Mr. Ron Bole's comments are italicized*):
 - a. The Applicant has signed the plan with notary seal on July 25, 2013, but the plan was shown to be revised on September 24, 2014. The Applicant should submit a drawing resigned by the Applicant.
 - b. The Applicant has installed public sanitary sewers to serve the lots of this plan. An E-mail letter dated December 18, 2015 from Jim Tomazich of the Butler Area Sewer (attached) acknowledges

that Lots 1 through 5 are now provided with public sewer service. A sewer service line is shown on the drawings extending to Lot 6. We believe that the BASA letter intended to have stated that Lots 1, 2, 3, 5, and 6 now have sewer service in addition to Lot 4 (which previously had service and which was individually previously subdivided).

- c. Although not a condition of approval, the Applicant should be aware that if structures are built on the individual lots with new impervious areas totaling more than 5,000 square feet, the owners of these lots may have to construct additional Stormwater management facilities in addition to the on-lot Stormwater Detention Sump which is detailed on the plan.
- d. No new public improvements have to be constructed to serve the lots being created, therefore no Performance Bonds are required from the Applicant.
- e. Since the Sanitary Sewer Lines have been constructed to serve the new lots, drawings notes a, b, c, and d may be removed from the plan or crossed out.

Schiebel motioned, contingent on (1) property owner resign the plan, (2) change Page 1 of 2 to Page 1 of 1 recommending, (3) remove drawing notes a, b, c and d since the sanitary sewer lines are constructed and (4) depict gas lines on plan, if applicable, recommending granting final approval to the McDeavitt Major Subdivision No. 2013-08-10. Sloan seconded. Motion carried.

- 2. Isaacs/Dunbar Minor Subdivision No. 2016-05-03, Final, Expires 08/23/2016: Mr. Scott J. Isaacs presented. Mr. Isaacs proposes conveying 11.823 acres (m/l) from Center Township Map 06-3F43-36 which contains 25.62 acres (m/l) to Center Township Map 060-3F43-27A1 which is owned by Audie K. and Sally J. Dunbar. Butler County Planning Commission had no comments per review letter dated May 18, 2016. Township Engineer Olsen comments are as follows (*Mr. Scott Isaacs comments are italicized*):
 - a. Lands of Isaacs are being subdivided into proposed Lot 1A and Lot 1B with Lot 1B to be conveyed to and to be combined with Tax Parcel 60-3F43-27A1, currently owned by Audie K. and Sally J. Dunbar.
 - b. The house on Lot 1A should be labeled "Existing non-conforming structure with regard to side setback line."
 - c. Since no additional new lots are being created, no Sewage Facilities Planning Module are required. The parties involved in this subdivision are reminded that Lot B must be conveyed by deed from the Isaacs to the Dunbars after recording of this subdivision.

Cavaliero motioned, contingent on adding "Existing non-conforming structure with regard to side setback line" for existing house on Lot 1A, recommending granting final approval of the Isaacs/Dunbar Minor Subdivision No. 2016-05-03. Schiebel seconded. Motion carried.

OLD BUSINESS:

- 1. Official Township Map: Township Engineer Olsen was authorized to create an Official Township map by the Board of Supervisors at their meeting held on Wednesday, April 13, 2016. He sent a letter to Cambridge for input with no response. Olsen will present a proposed map at the June 22, 2016 meeting. Schiebel is concerned the Township is restricting a property owner to develop in the future.

NEW BUSINESS:

1. Review of Codified Ordinances: Schiebel suggested the deletion of Chapter 21, Article III, Section 21-303 in its entirety because he feels property owner could state system is too expensive and it is the only ordinance with a waiver. Olsen requests changing references to "ID2" to "Superpave".

MISCELLANEOUS:

1. Veterans Health Clinic: Township Engineer Olsen sent a letter to Cambridge about the use of the proposed emergency exit. Plan was approved by the Planning Commission and the Board of Supervisors that the exit is for "Emergency Response Only". He has not received a response.
2. Sheetz Building Pad: Township Engineer Olsen met with the Mennors, Festogs and Petersons. Petersons have a wall and sidewalk which encroaches onto the Rite Aid property which will be removed. Mennors and Festogs had trees that were to be removed as agreed to by J. T. Butler.

ADJOURNMENT:

Cavaliero motioned adjourning the Regular Meeting at 7:20 p.m. Schiebel seconded. Motion carried.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer