

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
Patrick Gauselmann, Zoning Officer

CENTER TOWNSHIP PLANNING COMMISSION
Regular Meeting Minutes
June 22, 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 6:33 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 and Kasey McCollough; Township Engineer Ron Olsen; and Secretary/Treasurer Anthony Amendolea. Member Robert Sloan was absent.

APPROVAL OF AGENDA:

Schiebel motioned approving the agenda for the June 22, 2016 meeting, as presented. Ashbaugh seconded. Motion carried.

PUBLIC TO BE HEARD: None

MINUTES:

1. March 23, 2016: *Cavaliero motioned approving the minutes for the meeting held on Wednesday, March 23, 2016. Schiebel seconded. Motion carried.*
2. May 25, 2016: *Schiebel motioned approving the minutes for the meeting held on Wednesday, May 25, 2016. Ashbaugh seconded. Motion carried.*

SUBDIVISION & LAND DEVELOPMENTS:

1. Neal Minor Subdivision No 2016-06-04, Final, Expires 09/09/2016: Ms. Nancy Neal proposes subdividing ten (10) acres (m/l) to be conveyed to her grandson from Center Township Map 060-2F108 2 consisting of fifty (50) acres (m/l) Butler County Planning Commission had no comments per review letter dated June 10, 2016. Township Engineer Olsen comments are as follows (*Mr. Steven Graff's comments are italicized*):
 - a. The Application meets the definition of a Minor Subdivision. One new lot is being created. The remnant should be labeled as Lot 2. (*Remnant labeled as Lot 2*)

- b. Test pit and percolation test hole locations are shown on the plan . Unless already submitted to the Township, the Applicant must submit Sewage Percolation Test Data and Sewage Facilities Planning Modules. The PaDEP requires that the Township Sewage Enforcement Officer conduct an inspection of the on-lot sewage treatment on the remnant parcel to verify that it is functioning correctly. The Applicant should contact the Township office to make arrangements for this inspection (Subdivision and Land Development Ordinance, Section 14-403G.2). *(No action required on plan)*
- c. Only existing electric utilities are shown on the plan. If other utilities serve the properties , these should be indicated (SALDO Section 14-403G.1). *(No action required on plan)*
- d. The Center Township standard on-lot sump detail should be added to the plan (Center Township Standard Detail S.D.22). *(Center Township Standard Detail S.D. 22 added to plan)*
- e. A note should be added to the plan that a "Highway Occupancy Permit is required from Center Township for any future driveway access to Mahood Road" (Codified Ordinance Article III). *(Highway occupancy note added to plan)*
- f. The Applicant should be aware that additional stormwater management may be required for regulated activities creating impervious areas on the lots. *(No action required on plan)*

Schiebel motioned, contingent on Pennsylvania Department of Environmental Protection's approval of the Sewage Facilities Planning Module. Cavaliero seconded. Motion carried.

OLD BUSINESS: None

NEW BUSINESS:

1. Neal Sewage Facilities Planning Module: ***Cavaliero motioned authorizing Chairman Schiebel to sign the Neal Sewage Facilities Planning Module. Ashbaugh seconded. Motion carried.***
2. Joint Meeting with Board of Supervisors: The Board of Supervisors want to meet with the Planning Commission at next month's meeting to discuss possible changes to Chapter 14 and Chapter 20 of the Center Township Codified Ordinances.

MISCELLANEOUS:

1. Codified Ordinances: Schiebel recommends removal of language for waivers from Chapter 14, Article III, Section 14-301 and Chapter 21, Article III, Section 21-303. Township Engineer Olsen recommends updating definitions to match the Municipalities Planning Code and require developers to build connecting streets.
2. Stream Restoration: Township Engineer Olsen attended a seminar in Westmoreland County for stream restoration. He will invite speaker to attend a meeting, if requested.
3. VA Clinic: Township has received complaints about dust control and other items. Township Engineer Olsen stated Pennsylvania American Water installed a meter on a hydrant for the contractor's use to reduce the dust.

4. Sheetz/RiteAid: Township Engineer Olsen reported a complaint about the dust. The contractor will have a water truck on site this week to alleviate the dust problem.

ADJOURNMENT:

Cavaliero motioned adjourning the Regular Meeting at 7:16 p.m. Schiebel seconded. Motion carried.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer