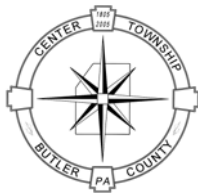


Board of Supervisors:
Edward Latuska, Chairman
Alan Smallwood, Vice Chairman
Ronald Flatt, Supervisor
Kenneth Frenchak Jr, Supervisor
Philip Wulff, Supervisor



Anthony Amendolea, Secretary/Treasurer
Michael Gallagher, Solicitor
Olsen & Associates, Engineer
Patrick Gauselmann, Zoning Officer

CENTER TOWNSHIP PLANNING COMMISSION
Regular Meeting Minutes
July 27, 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 6:32 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 July 27, 2016 meeting, as presented. Ashbaugh seconded. Motion carried.

PUBLIC TO BE HEARD: None

MINUTES:

1. June 22, 2016: *Cavaliero motioned approving the minutes for the meeting held on Wednesday, June 22, 2016. Schiebel seconded. Motion carried.*

SUBDIVISION & LAND DEVELOPMENTS:

1. Weser Minor Subdivision No 2016-07-05, Final, Expires 10/24/2016: Mr. Mark Seesox presented. Ms. Tomi Herold proposes subdividing 2.048 acres (m/l) to be conveyed from Center Township Map 060-2F106-1E consisting of 23.743 acres (m/l) to Center Township Map 060-2F106-1EE owned by Mark and Dawn Seesox. Butler County Planning Commission had no comments per review letter dated June 10, 2016. Township Engineer Olsen comments are as follows:
 - a. We consider this plan to be a Minor Subdivision. The purpose of the plan is to convey 2.048 acres from Tax Parcel 60-2F106-1E (the lot owned by the Nancy Herold – Weser Estate) to Mark and Dawn M. Seesox, an adjacent property owner. However, the drawing describes an additional conveyance of 0.283 acres from Rasp to Tax Parcel 60-2F106-1E (which is possibly labeled as lands now or formerly N.A. Campbell). This discrepancy must be resolved.

- b. The plan shows a proposed 50' dedicated right-of-way from Jamisonville Road to Lot 2 and a property line across this strip of land to be deleted.
- c. This plan appears to be a subdivision rather than a lot line revision since two landowners are involved.
- d. We suggest that the 2.048-acre parcel being subdivided to be labeled as an individual lot (possibly Lot 2A) and a note added to the plan that is to be conveyed to and become a part of lands of Mark V. & Dawn M. Seezox.
- e. The lot currently owned by Mark Y. & Dawn M. Seezox should be identified by its Tax Map Parcel number and the owners' names affixed to this parcel.
- f. There is a solid line across the front of the 2.048-acre parcel being conveyed, which is not identified (possibly an electric line). This should be identified.
- g. Lot 1 should be identified by its Tax Map number and "now or formerly" removed from its description since this is the parcel currently being subdivided.
- h. Tomi Herold is identified as executrix on the Application, but executor on the plan drawing. This discrepancy should be corrected.
- i. A note is on the drawing referring to the lands now or formerly of K.P. Weser as 2.174 acres original minus 0.283 acres dedicated right-of-way for a 1.890 acres net remaining.

Note: A dedication of R/W does not convey property in fee simple. Although not a condition of subdivision approval, we suggest that the Applicant contact a private attorney to resolve this issue before it becomes a larger problem.
- j. The Butler County Tax Map shows three "overlap" parcels which involve Sharon & Kenneth McNaughton and Kevin P.& Nancy J. Weser. Although not a condition of subdivision approval, the Applicant may wish to contact a private attorney to resolve this issue before it becomes a larger problem.
- k. Minor Subdivision applications are required to show on drawings all items listed in the Subdivision and Land Development Ordinance Section 14-403 G.l.c including driveways, adjacent underground utility lines, existing natural gas or oil wells and lot identification numbers. These items must be indicated on the plan drawing or the Applicant should be prepared to state for the record at public review meetings that these items are not applicable.
- l. The name of the estate should be consistent on the drawing. In one location on the drawing, it is listed as the Estate of Nancy J. Weser, but in the signature block it is listed as the Estate of Nancy Weser. The Applicants private attorney should be consulted to ensure consistency.
- m. The Applicant is reminded that approval and recording of a subdivision does not convey land. A deed must be prepared and recorded in order to transfer property even if the parties are related.

Schiebel motioned, contingent on the completion of items a through m, recommending final approval of the Weser Minor Subdivision No. 2016-07-05 Cavaliero seconded. Sloan against. Motion carried 4 to 1.

OLD BUSINESS: None

NEW BUSINESS:

1. R E Gas Development LLC Conditional Use No. 2016-01: Mr. Michael Vennum and Steve Harris presented. R. E. Gas Development submitted a conditional use request to construct a gas well on Center Township Map 060-3F43-17 owned by Mr. Kurt Kern located at 205 West Brewster Road. Mr. Vennum distributed the following exhibits:
 - a. Copy of lease between Mr. Kurt Kern and R E Gas Development
 - b. Erosion and Sediment Plan
 - c. Emergency response plan
 - d. Road bonds
 - e. Copy of Department of Environmental Protection Application

Schiebel motioned recommending approval of the R E Gas Development LLC Conditional Use No. 2016-01. Sloan seconded. Motion carried.

2. Review Codified Ordinances: The Planning Commission and Board of Supervisors reviewed possible changes to the Center Township Codified Ordinances affecting Chapter 14 and Chapter 20.
 - a. Schiebel recommends
 - 1) removing the language for waivers from Chapter 14, Article III, Section 14-301 and Chapter 21, Article III, Section 21-303.
 - 2) removing language for political signs.
 - b. Flatt recommends the following:
 - 1) Chapter 20, Article III, Section 20-303 changing four (4) to five (5)
 - 2) Chapter 20, Article IV, Section 20-401.A changing Single Family to Low Density Residential.
 - 3) Chapter 20, Article IV, Section 20-406.A changing one and a half (1/2) to two (2) and fifteen to twenty (20').
 - 4) delete Chapter 20, Article IV, Section 20-406.C.1
 - 5) Chapter 20, Article IV, Section 20-406.C.5 by adding Structures over one thousand (1,000) feet must comply with Chapter 21 regulations and obtain a building permit in accordance with the Uniform Construction Code.
 - 6) Define livestock in Chapter 20, Article II, Section 20-201.

- 7) Add beekeeping as a permitted use in the R-1A, Low Residential Density Zoning District.

MISCELLANEOUS:

1. Comprehensive Plan Review: Frenchak stated the Township should consider reviewing the Comprehensive Plan.
2. Driveway Ordinance: Flatt stated that Smallwood is assisting with reviewing the current driveway ordinance. Frenchak stated the permit fee for driveways are unfair. Fees are adopted with a resolution in January.

ADJOURNMENT:

Schiebel motioned adjourning the Regular Meeting at 8:40 p.m. Ashbaugh seconded. Motion carried.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer