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

**CENTER TOWNSHIP PLANNING COMMISSION**  
Regular Meeting Minutes  
August 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 6:32 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; Township Engineer Ron Olsen; and Secretary/Treasurer Anthony Amendolea. Members Kasey McCollough and Robert Sloan were absent.

**APPROVAL OF AGENDA:**

*Schiebel motioned approving the agenda for the August 24, 2016 meeting, as presented. Ashbaugh seconded. Motion carried.*

**PUBLIC TO BE HEARD:** None

**MINUTES:**

1. July 27, 2016: *Cavaliero motioned approving the minutes for the meeting held on Wednesday, July 27, 2016. Ashbaugh seconded. Motion carried.*

**SUBDIVISION & LAND DEVELOPMENTS:**

1. Yousko Major Subdivision No 2016-08-06, Preliminary, Expires 11/24/2016: Ms. Cheryl Hughes, Land Surveyors Inc., presented. Mr. & Mrs. William J Yousko proposes subdividing four (4) 1.5 acre (m/l) parcels from Center Township Map 060-2F108-9 consisting of 79.65 acres (m/l) and Center Township Map 060-2F108-11CA consisting of 3.07 acres (m/l). Butler County Planning Commission had no comments per review letter dated August 19, 2016. Township Engineer Olsen comments are as follows *Ms. Cheryl Hughes comments are italicized*):

- a. The purpose of the plan is to create individual lots around existing cottages, with these lots to be accessed by a proposed 50' private road right-of-way with a proposed 40' diameter gravel turn-a-round at its end. A 75.27 acre ± vacant remnant parcel consisting of Tract One and Tract Two is also shown. *(No comment.)*

- b. This plan creates a proposed private street to serve the new lots so the subdivision does not meet the definition of a Minor Subdivision. *(My original discussions with Township Engineer before onset on the project made me believe that it was a minor subdivision. The lane is existing and has served these four cottages for many years; we are only creating a cul-de-sac and the lots for liability purposes.)*
- c. The Subdivision and Land Development Ordinance requires that the parent parcel must be depicted in total on the plan, showing the names of adjoining property owners. The Subdivision Ordinance does not require a metes and bounds 'survey' of the parent tract (Section 14-403 B.3.a). A sketch plan drawn to scale may be sufficient. *(The sketch plan is on page 2.)*
- d. The plan must show plat requirements set forth in Subdivision and Land Development Chapter 14 Section 14-403. Unless a modification is requested and granted, the plat must be submitted for a preliminary approval followed by final approval (Section 14-403 B). *(A modification letter to combine preliminary/final approval is attached.)*
- e. Unless a modification to ordinance requirements is requested in writing by the Applicant existing (and, if applicable, proposed contours) at a minimum 5' contours interval must be shown (Section 14-403B.3.e). *(1. Modification to not provide contours is attached since no construction is proposed. 2. A profile of the existing lane is attached.)*

The drawings must show that the proposed private street meets maximum grade of 12% and minimum grade of 1%. If not, the existing gravel cartway will have to be reconstructed to meet these grades and construction plans with profiles would necessarily be included in the Applicants' submission (Section 14-403B.3.f and Table A of Section 14-603B.1).

- f. A proposed driveway easement is shown through proposed Lot 4; its centerline must have mathematical ties to proposed lot lines to facilitate a future deed description. *(Ties have been added for the driveway easement.)*
- g. The submission must include a description of the proposed method of providing potable water supply. If wells are proposed, we suggest that the Applicant place a note on the plat 'requiring' future well locations to be a minimum of 100' distant from existing septic systems (This comment is not a condition of approval). *(Lot 1 is served by a well and Lots 2, 3 and 4 are served by the spring.)*
- h. An unnamed tributary of Stony Run crosses the parent tract. Any defined flood plain should be shown on the plat. If none exists, a note should be added to the plan that a permit from the PaDEP may be required for building with 50' from the top of bank of any existing stream. *(Flood Plain note is already on the plan and a note about the 50' building restriction to a stream has been added.)*
- i. Once Preliminary Approval is granted, the Applicants may construct any proposed private road improvements including the gravel turn-a-round. Alternatively, the Applicants may request Final Approval conditioned on posting a Performance Security (such as a Performance Bond) for the estimated construction cost of Township-required improvements. This cost estimate, if required, must be computed and submitted for approval by the Applicants' Engineer (Section 14-501, Section 14-502, and Section 14-503). *(Owner will address this at meeting.)*
- j. Any private or public utilities serving existing cottages should be shown on the Plan within defined easements. *(Electric easements have been described.)*
- k. Remnant parcel(s) should be labeled as "Non-Building Lot until such time that a sewage permit is issued by Center Township and the Pennsylvania Department of Environmental Protection". The PaDEP has a Form B for this purpose that must be filed with the

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1. The Applicants should contract the Center Township Sewage Enforcement Officer and request an on-site inspection of each of the on-lot sewage treatment system to verify that none of these existing septic systems are malfunctioning. If they are, soils testing may be required and lot lines may need to be adjusted as necessary. *(Owner will contact Township SEO for sewage inspection of existing systems.)*

*Schiebel motioned recommending modification be granted for the requirement of providing contours as defined in the Subdivision and Land Development Ordinance, Chapter 14, Article IV, 14-403B.3.e since there are no plans for development of the remnant parcel. Ashbaugh seconded. Motion carried.*

*Ashbaugh motioned, contingent on the completion of items i and l, recommending preliminary approval of the Yousko Major Subdivision No. 2016-08-06. Cavaliero seconded. Motion carried.*

**OLD BUSINESS:**

1. Cambridge Land Development No. 2015-03-09, Reapproval: With no representation, the Planning Commission discussed having Cambridge Healthcare submit a new plan depicting the paved gated emergency exit only drive. Schiebel stated they would have been content to approve the original plan, if it was being used.

**NEW BUSINESS:**

1. Comprehensive Plan Review: A Comprehensive Plan review is required every ten (10) years. The review is to make any changes and review of Township ordinances. The Planning Commission wants to be proactive not reactive. Township Engineer Olsen contacted Mr. Rick Grossman to assist in the development of the Comprehensive Plan. Members of the Comprehensive Review Committee should consist of the Planning Commission, business owners and residents. The review should start no later than January 1, 2017.

**MISCELLANEOUS:**

1. Sheetz/Rite Aid Retaining Wall: Schiebel questioned if the retaining wall was being constructed by the engineer design. Township Engineer Olsen stated it is a reinforced earth wall as per JT Butler's engineering firm.

**ADJOURNMENT:**

*Schiebel motioned adjourning the Regular Meeting at 7:42 p.m. Cavaliero seconded. Motion carried.*

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ANTHONY A. AMENDOLEA  
Township Secretary/Treasurer