

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
November 16, 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 6:35 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 Ronald Olsen; and Secretary/Treasurer Anthony Amendolea. Member Robert Sloan was absent.

APPROVAL OF AGENDA:

Schiebel motioned approving the agenda for the Wednesday, November 16, 2016 meeting, as presented. Cavaliero seconded. Motion carried.

PUBLIC TO BE HEARD:

1. Mr. Robert Brennan, Brennan Builders: Mr. Brennan desires to develop forty-four (44) acres (Center Township Maps 060-S7-B and BA). He presented a Townhouse concept which includes 200 units and meets existing zoning ordinance requirements. The preferred plan "Empty Nester" concept includes 107 units but does not meet the current zoning ordinance requirements. The Township would need to reduce frontage, acreage and lot coverage. The "Empty Nester" concept would have less impact on the Township.

MINUTES:

1. October 26, 2016: *Cavaliero motioned approving the minutes for the meeting held on Wednesday, October 26, 2016. McCollough seconded. Motion carried.*

SUBDIVISION & LAND DEVELOPMENTS:

1. Isaacs/Dunbar Minor Subdivision No. 2016-05-03, Final, Reapproval: Mr. Scott Isaacs presented. Township Engineer Olsen comments are, as follows:
 - a. This plan was previously approved by the Township but not recorded within 90 days.

- b. The Supervisors reapproved this plan contingent upon re-review by the Township Planning Commission.

The Board of Supervisors at their meeting on Wednesday, October 12, 2016 motioned, contingent on Planning Commission review of previous plan, granting final re-approval of the Isaacs Minor Subdivision no. 2016-05-03.

Schiebel motioned recommending granting final approval to the Isaacs/Dunbar Minor Subdivision No. 2016-05-03. McCollough seconded. Motion carried.

- 2. Blain/Kerr Minor Subdivision No. 2016-11-11, Final, Expires 02/13/2017: Mr. Larry Blain presented. Mr. Blain proposes to convey .04 acres (m/l) from Center Township Map 060-S19-C10 to Center Township Map 060-2F63-11/2. Butler County Planning Commission had no comments per letter dated October 5, 2016. Township Engineer Olsen comments are, as follows:

- a. The purpose of this subdivision is to subdivide 0.04 acres from lands of Blain and convey this to D. Kerr, an adjacent land owner.
- b. The Property of Blain is within the R-1 Zoning district. Chapter 20 Article VI paragraph 20-605. D. requires a minimum lot area of 0.5 acres. Any lot being created with on-lot sewage service must be a minimum of 0.5 acre if any new construction is proposed (Chapter 15 Article I paragraph 15-107). The proposed conveyance would reduce the area of the Blain parcel to less than 0.5 acres.

Therefore, if the Applicant wishes to proceed with this subdivision, he should first request a variance for lot area to the Zoning Hearing Board.

- c. If a variance for minimum lot area is granted by the Zoning Hearing Board, the following items must be addressed by the Applicant:
 - a. The 0.04-acre parcel should be denoted with a parcel number.
 - b. A misspell of "deleted" on this parcel description should be corrected.
 - c. The Applicant should take note that he must convey the 0.04-acre parcel by deed to M. Kerr. Recording of the plan does not convey the property.
- d. Utilities should be shown on the drawing. (SALDO Chapter 14 Article IV paragraph 14-40 3.G.1.c)

Schiebel motioned, contingent on (1) depicting the full parcel of S19-C10, (2) correct spelling of "deleated" to "deleted" and (3) show utilities on plan, tabling the Blain Minor Subdivision No. 2016-11-11. Ashbaugh seconded. Motion carried.

- 3. Jiffy Mart Lot Line Revision No. 2016-11-12, Final, Expires 02/13/2017: Mr. Paul Gill presented. Mr. Gill proposes removing the lot lines between Center Township Map 060-S4-5, Center Township Map 060-S4-15 and Center Township Map S4-16. Township Engineer Olsen Comments are, as follows:
 - a. This proposed project will involve the consolidation of three separate lots owned by Jiffy Mart, Inc. and a re-subdivision into new Lot A and new Lot B.
 - 1) The Applicant should submit a separate Application for a Minor Subdivision Plan/Lot

Consolidation Plan that will use Drawing SUB-1 as its plan for recording purposes .

- 2) For clarity, the Applicant should prepare a Land Development Plan that indicates proposed land development activities on proposed Lot A and proposed Lot B (this Land Development Plan may show activities combined as one concurrent Land Development Plan but it should include separate acknowledgements and signature blocks, perhaps located on a revised Land Development cover sheet.)
- b. Proposed Lots A & B are within the C-1 Retail and Service Commercial Zoning District. Proposed use of Lot A is a self-service fuel station with convenience store. Since the prior use of the parcel is a fuel dispensing station, we are of the opinion that a new conditional use hearing will not be required by the Zoning Officer. New fuel tanks are not permitted in front yards but the existing fuel tanks in the front yard will be re-used.
 - c. The new pump canopy is permitted to overhang the front yard to within 20' of the road right of way so the canopy as depicted on drawing C-4 is acceptable as scaled from the drawing. The Applicant should add building set back lines to the Site Plan C-5
 - d. Depicted parking on the Lot A site may not be of sufficient number. Zoning Ordinance Article XV, section 20-1601 E.6. states that "in the case of mixed uses, the total requirements of off-street parking spaces shall be the sum of the requirements for the various uses computed separately." Full service stations for autos need 2 spaces per pump (10 X 2 = 20) plus 13 spaces for convenience retail space for a total of 33 spaces. My interpretation of this requirement should be discussed at the public Planning Commission meeting.
 - e. The parking geometry arrangement on Lot A does not appear convenient;
 - 1) The vehicles parked perpendicular along the front of the building may not have sufficient space to pull out without interfering with cars being fueled at the fuel islands. The Applicant should describe how vehicles will pull up to the pumps and in which directions. Perhaps the canopy and fuel pumps could be moved farther from the building.
 - 2) Parking spaces proposed along the eastern property line are diagonal to the curb line which may result in drivers parking in those spots assuming that they must circle the building to exit. If so, this may conflict with traffic on the west side of the building.
 - f. This plan will need a Highway Occupancy Permit from PennDot (as acknowledged by a note on drawing SUB-1). This permit will address driveway access as well as drainage. The Township may be required by PennDot to be a co-permittee on the PennDot permit.
 - g. The Applicant may need to submit a PaDEP Sewage Facilities Planning Module and pay a fee to the Butler Area Sewer Authority for increases in sewage flows above 800 gallons per day.
 - h. A land disturbance exceeding 1 acre requires the Applicant to submit an application for an NPDES Permit to the PaDEP/Butler County Conservation District. No stormwater management plan or Erosion & Sediment Control Plan has been submitted to Center Township for review.
 - i. The Bituminous Pavement Detail on Drawing C-7 has the superpave 9.5 millimeter mix and 25-millimeter mix reversed on the proposed courses.
 - j. The Applicant has shown non-specific details of a proposed retaining wall which will be used on the project. Walls above 4' in total height meet the definition of a structure requiring a separate building permit under the Uniform Construction Code. Any approval of this Land Development should be conditioned upon a separate building permit application being filed for

this wall.

- k. A pedestrian safety fence should be designed to be installed at the top of the proposed retaining wall.
- l. Guiderail should be designed to be installed at the top of the retaining wall at locations susceptible to vehicular traffic on proposed Lot B.
- m. Bufferyard/screening meeting an opaque screen –Type A must be shown to be installed east of the new parking lot in front of the existing office building on proposed Lot B as required by Chapter 20, Article XIII paragraph 20-1366 and screening Table in Appendix A.
- n. The submitted stormwater report should be revised to include stormwater volume calculations, including a table.
- o. Infiltration testing should be provided for the two-proposed bio- retention areas.
- p. The submitted stormwater report should be revised to include a conveyance system analysis.
- q. A separate stormwater management plan set along with required notes, signature blocks, and soils information should be submitted.
- r. Easements should be proposed on the plans for the proposed stormwater facilities or a "blanket" easement note placed on the drawing granting the Township unlimited access to stormwater management features.
- s. The expected project schedule should be added to the stormwater report.
- t. A summary table for the facility maximum return period design data should be added to the report.
- u. A summary table for water quality depth and volume requirements should be added to the report.

Schiebel motioned recommending granting final approval of the Jiffy Mini Mart Lot Line Revision No. 2016-11-12. Ashbaugh seconded. Motion carried.

OLD BUSINESS: None

NEW BUSINESS:

- 1. Kaltenbach Zoning Request: Ms. Bradene Kaltenbach submitted a request to permit an existing barn be converted into a reception hall. A copy of the proposed bucolic hall ordinance.

MISCELLANEOUS:

- 1. Duffy Highlands: Flatt questioned if it would be beneficial to the Township. He stated there may be a simpler way of making the necessary changes. There is a concern with traffic in the area. If Planned Residential Development is used, limits may be set.

2. 1611 North Main Street Extension: Cavaliero asked about the situation with the removal of soil from the site.
3. Rite Aid: Mr. Paul Dunn, JS Clearview, will make the necessary corrections for the residents of Elise Drive.
4. Veterans Administration Healthcare Center: Cambridge completed the line striping on North Duffy Road and will clean out the Township's storm drain system.
5. Walking Trail: Butler County Commissioners want to discuss placing a walking/bicycle trail from New Castle Road to the Veterans Administration Healthcare Center with Butler and Center Townships.

ADJOURNMENT:

Cavaliero motioned adjourning the Regular Meeting at 8:20 p.m. Schiebel seconded. Motion carried.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer