

Board of Supervisors:

Edward Latuska, Chairman
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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
 December 21, 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 6:34 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; and Secretary/Treasurer Anthony Amendolea. Member Township Engineer Ronald Olsen was absent.

APPROVAL OF AGENDA:

Schiebel motioned approving the agenda for the Wednesday, December 21, 2016 meeting, as presented. McCollough seconded. Motion carried.

PUBLIC TO BE HEARD: None

MINUTES:

1. November 16, 2016: *Schiebel motioned approving the minutes for the meeting held on Wednesday, November 16, 2016. Cavaliero seconded. Motion carried.*

SUBDIVISION & LAND DEVELOPMENTS:

1. 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 plan of subdivision was discussed at the last Planning Commission meeting with the conclusion that County Tax Assessment Maps show that parcel 60-S19-C10 does not exist and lots with areas less than 0.50 acres (excluding road rights of way) do not meet the Township Zoning Ordinance. The Project Surveyor has therefore shown a property line in the center of Arthur Drive to be deleted; this plan will therefore create a 0.04 acre parcel (proposed lot 1A) which will be conveyed to D. Kerr and a consolidated remnant parcel of Blain with an area of 2.69 acres. This should meet Township Ordinance regulations.

- b. Since the intent of the plan is that Lot IA will be combined with other lands of Kerr, a signature block for Kerr should be added to the plan to be recorded.

Ashbaugh motioned recommending final approval of the Blain Minor Subdivision No. 2016-11-11. Schiebel seconded. Motion carried.

OLD BUSINESS: None

NEW BUSINESS:

1. Proposed Bucolic Hall Ordinance: 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. Cavaliero is against adopting a bucolic hall ordinance because it is too vague. *Schiebel motion tabling the proposed bucolic hall ordinance. Ashbaugh seconded. Motion carried.*
2. Planned Residential Development Ordinance: Mr. Robert Brennan explained the reason for a year delay to propose a Planned Residential Development was due to the original plan having paper streets and the title search company would not permit development on the paper streets. Schiebel stated his plan was to review the original ordinance with the Planning Commission and make a recommendation to the Board of Supervisors. Brennan provided a copy of the original ordinance with a few modifications, which were:
 - a. Section 18.06 - added to single family semi-detached "*or detached*" and to single family, attached [townhouses] "*triplexes or quadrplexes*".
 - b. Added Section 18.06, item B, which reads "*Auxiliary Structures: Structures such as clubhouse, pool and other recreational facilities serving the permitted residential uses are permitted.*"
 - c. Section 18.08 - to read private "*and street*" right-of-way lines.
 - d. Section 18.11 - Delete 12 and 18 dwelling units per structure.
 - e. Section 18.12 - Add "*If a Planned Residential Development is located in more than one township, then this requirement will be applied to the project overall.*"

Sloan prefers the single family plan consisting of 107 units. He is concerned with the one (1) entrance and one (1) exit but feels that individuals may be able to exit and enter during emergency situations. He prefers that planned residential development be permitted in the R-2, Multi-Family Residential District and not use an overlay.

Schiebel prefers that it be permitted in the R-2, Multi-Family Residential District only and do not use an overlay.

Ashbaugh, Cavaliero and McCollough agreed with Schiebel and Sloan.

Schiebel motioned recommending (1) the original Planned Residential Development ordinance with modifications, as noted, be review by the Board of Supervisors and Township Solicitor Gallagher and (2) be a permitted use in the R-2, Multi-Family Residential District only. Sloan seconded. Motion carried.

MISCELLANEOUS: None

ADJOURNMENT:

Schiebel motioned adjourning the Regular Meeting at 7:47 p.m. Cavaliero seconded. Motion carried.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer