

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**  
 Reorganization/Regular Meeting Minutes  
 January 25, 2017  
 6:30 p.m.

**CALL TO ORDER:**

The Reorganization/Regular Meeting of the Center Township Planning Commission was called to order by Thomas Schiebel at 6:50 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 Robert Sloan; Township Engineer Ronald Olsen; and Secretary/Treasurer Anthony Amendolea. Member Kasey McCollough was absent.

**REORGANIZATION**

**APPOINTMENTS:**

1. Chairman: *Sloan motioned appointing Thomas Schiebel as Chairman. Cavaliero seconded. Schiebel abstained. Motion carried 3 to 0.*
2. Vice Chairman: *Schiebel motioned appointing Neil Ashbaugh as Vice Chairman. Sloan seconded. Ashbaugh abstained. Motion carried 3 to 0.*
3. Secretary: *Schiebel motioned appointing Brad Cavaliero as Secretary. Ashbaugh seconded. Cavaliero abstained. Motion carried 3 to 0.*

**ESTABLISHING MEETING DATES, TIME, AND LOCATION:**

*Schiebel motioned setting the meeting dates for the fourth (4<sup>th</sup>) Wednesday of each month (except as noted) at 6:30 p.m. to be held at the Unionville Volunteer Fire Company Firehall, 102 Mahood Road, Butler, PA 16001. Ashbaugh seconded. Motion carried.* The meeting dates are:

February 22	March 22	April 26
May 24	June 28	July 26
August 23	September 27	October 25
November 15 (3 <sup>rd</sup> Wednesday)	December 20 (3 <sup>rd</sup> Wednesday)	January 24, 2018 (Reorganization/Regular)

**REGULAR****APPROVAL OF AGENDA:**

*Schiebel motioned approving the agenda for the January 25, 2017 meeting. Cavaliero seconded. Motion carried.*

**PUBLIC TO BE HEARD:**

1. Mr. Robert Wise, 5277 Elliott Road: Mr. Wise wants to purchase two (2) parcels from the Canadian National Railroad (Bessemer and Lake Erie) designated as Center Township Map 060-2261-25 and 060-2F61-10B. The railroad requires an one hundred twenty (120) foot easement from Center Township Map 060-2F61-10B. He was informed to provide a minor subdivision plan dedicating three (3) acres (m/l) to Canadian National Railroad and removing the lot line from Center Township Map 060-2F61-10B and Center Township Map 060-2F61-25.

**MINUTES:**

*Schiebel motioned approving the minutes of the Regular Meeting held Wednesday, December 21, 2016. Cavaliero seconded. Motion carried.*

**SUBDIVISION & LAND DEVELOPMENTS:**

1. Blain Minor Subdivision No. 2017-01-01, Final, Expires 04/25/2017: Mr. Larry Blain presented. Mr. Blain proposes subdividing Center Township Map 060-2F61-28 consisting of 47.82 acres (m/l) into two (2) lots consisting of 4.24 acres (m/l) and 43.58 acres (m/l). Butler County planning Commission had no comments per letter dated January 9, 2017. Township Engineer Olsen comments are as follows (*Ms. Cheryl Hughes comments are italicized*):
  - a. Township ordinances indicate that the proposed subdivision is a Minor Subdivision located in the R-1A Zoning District with DM overlay. The proposed new Lot 1 meets minimum lot frontage of 125' front/side/rear setbacks, and minimum lot area of 1.0 acres. (*No Comment*)
  - b. This plan may be eligible for Planning Exemption under the PaDEP Sewage Facilities Act. The Applicant should submit a Sewage Facilities Planning Module Application Mailer specifically completing section 8. (*We have attached a postcard mailer if SEO qualifies this for exemption; we had submitted Component 1 modules with initial submission*)
  - c. The remnant parcel has not been shown to be tested for an on-lot system and should be labeled as "Residual Tract" so that the PaDEP note above the Location Map will clearly apply to its proposed use. (*Residual tract has been labeled*)
  - d. Any existing rights of way and easements, adjacent underground utility lines, existing structures, driveways and natural gas or oil wells should be shown on the plan. (Codified Ordinance Chapter 14 Article IV section 14-403 G.L.C.) (*Visible utilities are shown on the plan*)
  - e. Percolation test data should be submitted to the Township if this has not been done. (*Perc test data was submitted with DEP Planning Module*)

*Schiebel motioned, contingent on receipt of letter from the Department of Environmental Protection approving the Sewage Facilities Planning Module, recommending granting final*

*approval of the Blain Minor Subdivision No. 2017-01-01. Ashbaugh seconded. Motion carried.*

**OLD BUSINESS:**

1. Comprehensive Plan Review Committee: Township Engineer Olsen recommended using a planner to guide the Planning Commission on reviewing the Center Township Comprehensive Plan. He recommended either Rick Grossman or Chris Francis. The Planning Commission thought Mr. Francis would be the best one for fresh ideas. The Planning Commission will be contacting individuals that may be interested in serving on the review committee.

**NEW BUSINESS:**

1. Blain Sewage Facilities Planning Module: Mr. Larry Blain submitted a Sewage Facilities Planning Module to be reviewed by the Department of Environmental Protection. *Sloan motioned authorizing Schiebel to sign the Blain Sewage Facilities Planning Module. Ashbaugh seconded. Motion carried.*

**MISCELLANEOUS:**

**ADJOURNMENT:**

*Sloan motioned adjourning the Reorganization/Regular Meeting at 8:05 p.m. Schiebel seconded. Motion carried.*

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ANTHONY A. AMENDOLEA  
Township Secretary/Treasurer