

Board of Supervisors:
Robert Sloan, Chairman
Philip Wulff, Vice Chairman
Edward Latuska, Supervisor
Donald Pringle, Supervisor
Alan Smallwood, Supervisor



Anthony Amendolea, Secretary/Treasurer
Michael Gallagher, Solicitor
David Heath, Engineer
John Nath, Building Code Official
Randall Brown, Zoning Officer

CENTER TOWNSHIP PLANNING COMMISSION
Regular Meeting Minutes
April 27, 2022
6:30 p.m.

CALL TO ORDER:

The Regular Meeting of the Center Township Planning Commission was called to order by Chairman Robert Wise at 6:30 p.m. at the Unionville Volunteer Fire Company Firehall, 102 Mahood Road, Butler PA 16001.

ROLL CALL:

Present, in addition to Wise, were Vice Chairman Thomas Schiebel; members Nicholas Angiolieri; Michael Chopp; and Randall Corlew; Township Engineer Robert Maher and Township Secretary/Treasurer Anthony Amendolea.

APPROVAL OF AGENDA:

Schiebel motioned approving the agenda for the April 27, 2022 meeting. Angiolieri seconded. Motion carried.

PUBLIC TO BE HEARD:

MINUTES:

A. Regular Meeting - March 23, 2022: *Wise motioned correcting, Roll Call which reads "members Michael" should read "members Nicholas Angiolieri; Michael" and which reads "Nicholas Angiolieri was" should read Township Engineer Heath was", the minutes of the Regular Meeting held Wednesday, March 23, 2022. Angiolieri seconded. Motion carried.*

SUBDIVISION & LAND DEVELOPMENTS:

A. Rodgers' Holdings Minor Subdivision No. 2022-04-01, Final, Expires 07/25/2022: Ms. Cheryl Hughes presented. Mr. Rodgers proposes to revise one existing lot, located at 580 Oneida Valley Road (Center Township Map 060-2F63-45-000) consisting of 111.23 acres (m/l), creating two (2) lots consisting of 5.25 acres (m/l) and 105.98 acres (m/l). Butler County Planning Commission had no comments per review letter dated April 7, 2022. Township Engineer Maher had the following comment per review letter dated April 25, 2022:

1. The applicant has requested a modification from Chapter 14, Article IV, 14-403B.3.e of the Subdivision and Land Development Ordinance for providing contours on the plan. We take no exception to this request.

Schiebel motioned recommending granting the modification to Chapter 14, Article IV, 14-403B.3.e which requires contours. Angiolieri seconded. Motion carried.

Schiebel motioned recommending approval of the Rodgers' Holdings Minor Subdivision No. 2022-04-01. Angiolieri seconded. Motion carried.

- B. Bilott Minor Subdivision No. 2022-04-02, Final, Expires 07/25/2022: Mr. James Day presented. Mr. Bilott proposes to revise one existing lot, located at 494 Sunset Drive (Center Township Map 060-2F104-25A-0000) consisting of 1.402 acres (m/l), creating two (2) lots with the consisting of 0.832 acres (m/l) and 0.570 acres (m/l). Butler County planning Commission recommends a defined right-of-way be added per review letter dated April 13, 2022. Township Engineer Maher had no comments per review letter dated April 25, 2022. *Angiolieri motioned recommending approval of the Bilott Minor Subdivision No. 2022-04-02. Corlew seconded. Motion carried.*

OLD BUISNESS: None

NEW BUSINESS:

- A. Proposed Chapter 14 and Chapter 20 Revisions: Schiebel stated the Township changes the ordinances to benefit a few. Clearview Mall is not what it used to be but is a big warehouse. The mall should be leveled and rebuilt as a strip mall. The Township is too quick to amend ordinances. The changes are changing the fiber of the community. Corlew stated he researched other communities as to what malls did. A moving center would benefit the residents. He referred to Butler Rural King storage. Angiolieri stated that mall was not represented during the Comprehensive Plan meetings. Chopp stated the use is not attractive to business. Wise stated if the property could be in foreclosure for years. Schiebel questioned how the Primary and Secondary front yard was determined. Zoning Officer Randall Brown replied that it was based on the address of the property. Wise stated that Deep Mining and Surface Mining should in the same overlay district. He stated Sections 65 and 66 did not make any change. *Wise motioned recommending, contingent on correcting Sections 65 and 66 and Section 72 adding "Storage of vehicles, gas powered equipment and hazardous materials shall be prohibited", approval of the proposed Chapter 14 and Chapter 20 revisions. Angiolieri seconded. Motion carried.*

MISCELLANEOUS:

- A. Hull Lake Dam: Angiolieri asked the status of the Hull Lake dam. The Hull Lake Residents Association is researching funding.

ADJOURNMENT:

Schiebel motioned to adjourn at 7:44 p.m. Angiolieri seconded. Motion carried.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer