

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 Board of Supervisors
Regular Meeting Minutes
May 11, 2022
6:30 p.m.

CALL TO ORDER:

Chairman Robert Sloan called the Regular Meeting, of the Center Township Board of Supervisors, to order at 6:30 p.m. The meeting was held at the Unionville Volunteer Fire Company Firehall, 102 Mahood Road, Butler PA 16001.

ROLL CALL:

In addition to Chairman Sloan, present were Vice Chairman Philip Wulff; Supervisors Edward Latuska, via telephone, Donald Pringle and Alan Smallwood; Township Solicitor Michael Gallagher and Township Secretary/Treasurer Anthony Amendolea. Township Engineer David Heath was absent.

PUBLIC TO BE HEARD:

A. Nathan Wulff, Assistant Fire Chief: Mr. Wulff presented the report for April 2022.

Type of Calls	Number of Calls
Motor vehicle accidents	7
Automatic fire alarms	4
Service calls	5
Structure fires	3
Medicals	1
Brush fires	3
Dive calls	0
Vehicle fires	3
Standby	0
Water Rescue	0
Total	26

Michael Pflugh, Randall Brown and Shawn Milkovich are attending a Leadership Conference. The fire department visited Center Township Elementary School for Fire Prevention week. New addition has the floor poured, walls are blocked in, ceiling is drywalled and sprinklers are completed in the attic.

The meetings adjourned to an executive session at 6:37 to discuss personnel. The meeting reconvened at 6:50 p.m. with no action taken.

MINUTES:

- A. Agenda Setting Meeting - April 11, 2022: ***Pringle motioned approving the minutes of the Agenda Setting Meeting held on Monday, April 11, 2022. Smallwood seconded. Motion carried.***
- B. Regular Meeting - April 13, 2022: ***Latuska motioned correcting, New Business, Item A, which reads "chars" should read "chairs"; Item G, which reads "should further" should***

read "should be further"; and Public Works, Item D.1 which reads "rod" should read "road", the minutes of the Regular Meeting held on Wednesday, April 13, 2022. Smallwood seconded. Motion carried.

TREASURER'S REPORT:

- A. April 2022: *Sloan motioned approving the April 2022 Treasurer's Report. Pringle seconded. Motion carried.*
- B. Warrant List 22-04-08: *Sloan motioned approving the Warrant List 22-04-08. Pringle seconded. Motion carried.*
- C. Warrant List 22-05-09: *Sloan motioned approving the Warrant List 22-05-09. Wulff seconded. Motion carried.*

ZONING REPORT: April 2022: Construction costs were \$1,195,000.00 fees collected were \$1,821.32. Year to date fees collected were \$6610.12.

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.

The Planning Commission recommended granting the modification to Chapter 14, Article IV, 14-403B.3.e which requires contours. *Sloan motioned granting modification to Chapter 14, Article IV, Section 14-403.B.3.e requiring existing and proposed contours. Pringle seconded. Motion carried*

The Planning Commission recommended approval of the final Rodgers' Holdings Minor Subdivision No. 2022-04-01. *Pringle motioned granting approval of the Rodgers' Holdings Minor Subdivision No. 2022-04-01. Wulff 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~~ *(corrected 06/08/2022)* 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.

The Planning Commission recommended final approval of the Bilott Minor Subdivision No. 2022-04-02. *Wulff motioned granting approval of the Bilott Minor Subdivision No. 2022-04-02. Pringle seconded. Motion carried.*

OLD BUSINESS:

- A. Administrative Assistant Position: Kayla Amendolea has been shadowing Township Secretary/Treasurer Amendolea since February 2022. ***Sloan motioned hiring Kayla Amendolea as an Administrative Assistant at \$19.87 per hour not to exceed twenty-four hours per week with no benefits effective immediately. Smallwood seconded. Motion carried.***

NEW BUSINESS:

- A. American Rescue Plan Fund 2021 - 2022 Report: Township Secretary/Treasurer Amendolea completed the report to the United States Treasury which was due April 30, 2022.
- B. Security Cameras: The Board of Supervisors will place security cameras in the office area. Area will be posted.
- C. Authorize Ad for Chapter 14 and Chapter 20 Revisions: The Board of Supervisors are considering adopting an ordinance entitled *"An ordinance amending Chapter 14, Subdivision and Land Development, as amended from time to time, by amending Article XI, Mobile Home Parks, Section 14-904, Storage Areas, Section 14-905, Vegetation, Section 14-1101, Mobile Home Parks; and Chapter 20, Zoning, as amended from time to time, by amending Article II, Definitions, Section 20-202, Specific Definitions; Article IV, General Conditions, Section 20-403, Lot Requirements, Paragraph D; Section 20-406, Accessory Structures; Article V, "R-1A" Low Density Residential District, Section 20-503, Permitted Accessory Uses; Section 20-504, Conditional Uses; Section 20-505, Lot Area, Yard and Height Requirements; Article VI, "R-1" Single Family Residential District, Section 20-603, Permitted Accessory Uses; Section 20-604, Conditional Uses; Section 20-605 Lot Area, Yard and Height Requirements; Article VII, "R-2" Multi-Family Residential District, Section 20-704, Conditional Uses; Section 20-705 Lot Area, Yard and Height Requirements; Article VIII, "R-3" High Density Residential District, Section 20-805, Lot Area, Yard and Height Requirements; Article IX, "C-1" Retail and Service Commercial District, Section 20-902, Principal Permitted Uses; Section 20-904, Conditional Uses; Section 20-905, Lot Area, Yard and Height Requirements; Article X, "C-2" Highway Commercial District, Section 20-1004, Conditional Uses; Section 20-1005, Lot Area, Yard and Height Requirements; Article XI, "M-1" Light Industrial District, Section 20-1101, Purpose; Section 20-1104, Conditional Uses; Section 20-1105, Lot Area, Yard and Height Requirements; Article XII, "M-2" Heavy Industrial District, Section 20-1204, Conditional Uses; Section 20-1205, Lot Area, Yard and Height Requirements; Article XIII to be re-titled "Overlay Districts" and add new Sections 20-1301, "Mineral Extraction Overlay District", Section 20-1302, "Gateway Sign Overlay District", Section 20-1303, "CIO" Core Infill Overlay District", Section 20-1304, "RRO" Rural Resource Overlay District", Section 20-1305, "ERO" Economic Resource Overlay District" and Section 20-1306, "PSES" Solar Energy Overlay District"; Article XIX, Supplemental Regulations, Section 20-1902, Nonresidential Performance Standards; Section 20-1904, Home Occupation; Section 20-1907, Satellite Dish Antenna is deleted; Section 20-1910, Fences, Hedges and Walls; Section 20-1911, Self Storage Facility; Section 20-1913, Swimming Pools; Section 20-1916, Stormwater Drainage is deleted; Section 20-1918, Container Storage Area; Article XX, Conditional Uses Section 20-2008, Conditional Use Standards and Criteria; Section 20-2205, Regulations; and Article XXIV, Administrative, Section 20-2402, Zoning/Building Permit."* ***Sloan motioned (1) scheduling the public hearing for Monday, June 6, 2022 at 6:00 p.m. and (2) authorizing the placement of an ad in the Butler Eagle editions for Sunday, May 22, 2022 and Sunday, May 29, 2022. Pringle seconded. Motion carried.***

- D. Frederick Philip "Fred" Wulff Donation: Wulff's father passed away on May 3, 2022. ***Sloan motioned to donate \$50.00 to Robin's House, Inc in memory of Frederick Philip "Fred" Wulff. Pringle seconded. Wulff abstained. Motion carried 4 to 0.***

PUBLIC WORKS:

- A. Purchase of 2022 Ford F600 4x4 Chassis: Public Works Foreman Blakeley recommends purchasing a 2022 Ford F600 4x4 Chassis under COSTARS Contract No. 025-E22-444 at a cost of \$53,870.00. ***Pringle motioned purchasing a 2022 Ford F600 4x4 Chassis, COSTARS Contract No. 025-030, from Sunbury Motor Company for \$53,870.00. Smallwood seconded. Motion carried.***
- B. Authorize Ad for 2022 Paving Contract: The Township is proposing to pave Central Drive (T-301), Cherokee Drive (T-712), Cheyenne Drive (T-922), Dakotah Drive (T-924), Iroquois Drive (T-714), Middle Drive (T-304), Mohawk Drive (Y-725), North Drive (T-300), Ojibwa Drive (T-923), Seminole Trail (T-921) Shady Drive (T-305) and South Drive (T-302) ***Sloan motioned authorizing placement of an ad in the Butler Eagle editions for Sunday, May 22, 2022 and Thursday, May 26, 2022. Smallwood seconded. Motion carried.***
- C. Authorize Ad for 2022 Seal Coat Contract: If the 2022 Paving Contract proposals are too expensive, the Township is considering seal coating Central Drive (T-301), Cherokee Drive (T-712), Cheyenne Drive (T-922), Dakotah Drive (T-924), Iroquois Drive (T-714), Middle Drive (T-304), Mohawk Drive (Y-725), North Drive (T-300), Ojibwa Drive (T-923), Seminole Trail (T-921) Shady Drive (T-305) and South Drive (T-302) ***Pringle motioned authorizing placement of an ad in the Butler Eagle editions for Sunday, May 22, 2022 and Thursday, May 26, 2022. Wulff seconded. Motion carried.***
- D. Authorize Ad for 2022 Line Painting Contract: Public Works Foreman Blakley proposes to paint approximately 140,000 linear feet (m/l), white paint, and 405,000 linear feet (m/l), yellow paint. ***Sloan motioned authorizing placement of an ad in the Butler Eagle editions for Sunday, May 22, 2022 and Thursday, May 26, 2022. Pringle seconded. Motion carried.***
- E. Diagnostic Scanner Tool: The diagnostic scanner tool has been used to solve an electrical problem which saved a tow to Hunter's. Before purchasing the tool, it must be updated for the 2022 Freightliner and 2022 Ford F600 trucks. ***Sloan motioned, contingent on updating for the 2022 Freightliner and 2022 Ford F600, to purchase the diagnostic scanner tool. Pringle seconded. Motion carried.***

ENGINEER'S REPORT:

- A. Holyoke Road (T-496) Drainage: Sloan and Public Works Foreman Blakeley will meet with Mr. Vargo to have him daylight his drains prior to the catchbasin and placement of rip rap in front of his property along the road to the catchbasin.

SOLICIOR'S REPORT:

- A. Clearview Mall Appeal: Township Solicitor Gallagher stated the article in the Butler Eagle explained the appeal. Butler County and Butler Area School District are opposed to the tax adjustment.

Pringle departed at 7:37 p.m.

MISCELLANEOUS: None

ADJOURNMENT:

Sloan made a motion to adjourn at 7:45 p.m. Smallwood seconded. Motion carried.

Anthony A. Amendolea
Township Secretary/Treasurer

Robert M. Sloan
Chairman

Phillip B. Wulff
Vice Chairman

Edward G. Latuska
Supervisor

Donald E. Pringle
Supervisor

Alan H. Smallwood
Supervisor