

Board of Supervisors:  
 Ronald Flatt, *Chairman*  
 Philip Wulff, *Vice Chairman*  
 Edward Latuska, *Supervisor*  
 Robert Sloan, *Supervisor*  
 Alan Smallwood, *Supervisor*



*Anthony Amendolea, Secretary/Treasurer*  
*Michael Gallagher, Solicitor*  
*Gateway Engineers, Engineer*  
*Patrick Gauselmann, BCO/Zoning Officer*

**CENTER TOWNSHIP PLANNING COMMISSION**  
 Reorganization/Regular Meeting Minutes  
 January 23, 2019  
 6:30 p.m.

**CALL TO ORDER:**

The Reorganization/Regular Meeting of the Center Township Planning Commission was called to order by Brad Cavaliero at 6:34 p.m. at the Unionville Volunteer Fire Company Firehall, 102 Mahood Road, Butler PA 16001.

**ROLL CALL:**

Present, in addition to Cavaliero, were members Nicholas Angiolieri, Thomas Schiebel, via telephone, Robert Sloan and Robert Wise; Township Engineer David Heath; and Secretary/Treasurer Anthony Amendolea.

**REORGANIZATION**

**APPOINTMENTS:**

- A. Chairman: *Sloan motioned appointing Thomas Schiebel as Chairman. Cavaliero seconded. Schiebel abstained. Motion carried 4 to 0.*
- B. Vice Chairman: *Schiebel motioned appointing Robert Wise as Vice Chairman. Cavaliero seconded. Wise abstained. Motion carried 4 to 0.*
- C. Secretary: *Schiebel motioned appointing Brad Cavaliero as Secretary. Angiolieri seconded. Cavaliero abstained. Motion carried 4 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 November and December at 6:30 p.m. to be held at the Unionville Volunteer Fire Company Firehall, 102 Mahood Road, Butler, PA 16001. Sloan seconded. Motion carried.* The meeting dates are:

February 27	March 27	April 24
May 22	June 26	July 24
August 28	September 25	October 23
November 20 3rd Wednesday	December 18 3rd Wednesday	January 22, 2020 (Reorganization/Regular)

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

*Schiebel motioned approving the agenda for the January 23, 2019 meeting. Sloan seconded. Motion carried.*

**PUBLIC TO BE HEARD:** None

**MINUTES:**

*Cavaliero motioned approving the minutes of the Regular Meeting held Wednesday, December 26, 2018. Schiebel seconded. Angiolieri abstained. Motion carried 4 to 0.*

**SUBDIVISION & LAND DEVELOPMENTS:**

A. Jiffy Mart Land Development No. 2017-03-04, Preliminary & Final, Expires Indefinite: Mr. James Day and Mr. Joe Wendling presented. The Site Plan approval is working its way through:

1. PaDOT, for revised driveways onto SR-08 (*received by PaDot 10-0 and comments received, and being resubmitted again soon*)
2. BCCD for site development erosion control (*received by BCCD and comments received, and being resubmitted again soon*)
3. BASA for sewer approval (*received by BASA, comments received and addressed, and approval is pending*)
4. Center Township (Gateway Engineers) for Site Plan review, with respect to SALDO and SWM Ordinance (Act 167) (*will be resubmitted to Center Township upon approvals received of the above aspects*)

Central to the above reviews and approvals, the site development approval is majority of the exterior items needing to meet land development ordinance requirements, and really nothing at all of its review is pertinent to building context.

The Building review & approval is on a separate plan review track, done by Professional Code Services. Approval was received.

Time is still needed to get the site plan through the various stakeholders, as indicated by the status of each above.

The building plans have obtained their approval, and will not be changing in context or location. The site plan context is all relative to building size and location, which is a known and locked down design parameter that will not change. In theory, building construction should independently be allowed to proceed forward, and not be held hostage to site plan review/approval.

Construction of the site plan items will follow building construction, and are a spring 2019 timeframe item.

Since building plan is approved, and owner desires to get started on its erection, is there a way forward as far as Center Township giving approval for just the building erection at this time point? The desired intention is to get building erection going, and in meantime allow the site plan approval catch up for the construction of site amenities at their later date. It is implied and understood, that building occupancy would be contingent upon site plan approval and site completion.

Towards consideration and requesting a approval process to go forward, Jiffy Mart has submitted a Building Erection Plan, showing the proposed building footprint to be constructed. This plan reflects the building size, limits of requested development and the building location.

The building footprint is correctly located with respect to building setback lines. No site demolition is needed, nor grading (land disturbance) for building erection. The fuel station canopy will be a separate building permit and its location reflected on the pending revised Site Plan.

All we are looking for at this time is an approval to move forward with building erection, limited to that shown on the submitted plan.

Township Engineer Heath comments are:

The engineer for this subdivision, James Day, PE, was contacted to request further information on the project in order to conduct a full site plan and subdivision review and gain necessary background information. Mr. Day has informed us that BASA approval has been received, and the applicant awaits approval from PennDOT and the Butler County Conservation District. It is understood from correspondence with Mr. Day that it is his intent gain approval to begin building erection prior to completion of the site design, so that the winter months may be utilized for building construction and not held up by the site design approval.

At this time, I do not recommend approval of this plan, as no plans or reports have been seen to demonstrate the design of the site and its conformance to the Township Ordinance standards.

Mr. Day stated he would present a land development plan to the Planning Commission for the next scheduled meeting on Wednesday, February 27, 2019.

*Schiebel motioned to reject the request to build shell prior to land development approval. Cavaliero seconded. Motion carried.*

**OLD BUSINESS:** None

**NEW BUSINESS:** None

**MISCELLANEOUS:** None

**ADJOURNMENT:**

*Schiebel motioned to adjourn at 6:55 p.m. Angiolieri seconded. Motion carried.*

---

ANTHONY A. AMENDOLEA  
Township Secretary/Treasurer