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 Robert Sloan, *Supervisor*  
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*Michael Gallagher, Solicitor*  
*Gateway Engineers, Engineer*  
*Patrick Gauselmann, BCO/Zoning Officer*

**CENTER TOWNSHIP PLANNING COMMISSION**  
 Reorganization/Regular Meeting Minutes  
 January 24, 2018  
 6:30 p.m.

**CALL TO ORDER:**

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

**ROLL CALL:**

Present, in addition to Sloan, were members Brad Cavaliero and Robert Wise; Township Engineer David Heath; and Secretary/Treasurer Anthony Amendolea. Member Neil Ashbaugh arrived at 6:38 p.m. Member Kasey McCollough was absent.

**REORGANIZATION**

**APPOINTMENTS:**

- A. Chairman: *Sloan motioned appointing Brad Cavaliero as Chairman. Wise seconded. Cavaliero abstained. Motion carried 2 to 0.*
- B. Vice Chairman: *Cavaliero motioned appointing Robert Sloan as Vice Chairman. Wise seconded. Sloan abstained. Motion carried 2 to 0.*
- C. Secretary: *Sloan motioned appointing Robert Wise as Secretary. Cavaliero seconded. Wise abstained. Motion carried 2 to 0.*

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

*Cavaliero motioned setting the meeting dates for the fourth (4<sup>th</sup>) Wednesday of each month 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 28	March 28	April 25
May 23	June 27	July 25
August 22	September 26	October 24
November 28	December 26	January 23, 2019 (Reorganization/Regular)

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

*Sloan motioned approving the agenda for the January 24, 2018 meeting. Wise seconded. Motion carried.*

**PUBLIC TO BE HEARD:** None

**MINUTES:**

*Sloan motioned approving the minutes of the Regular Meeting held Wednesday, December 20, 2017. Wise seconded. Motion carried.*

**SUBDIVISION & LAND DEVELOPMENTS:**

A. A & D Holding Land Development No. 2017-09-15, Preliminary & Final, Expires 3/25/2018: Mr. James Day presented. A & D Holding Company LLC proposes to expand their parking lot on Center Township Map 060-S3-14 and consolidate Parcel 14 (1.9190 acres) and Parcel 15 (2.3075 acres) into Parcel 14-R (4.226 acres). . Butler County Planning Commission had no comments per review letter dated October 24, 2017. Township Engineer Heath's comments are as follows:

1. Encroachments on the northern property boundary, shown throughout the plan set, should also be depicted on the Consolidation Plan
2. Per section 21-802.A of the ordinance, please provide a Stormwater Management Site Plan for review. The SWM site plan should include all items in section 21-802.A.22, 'Notes and Statements'. Also, please move all callouts to visible areas, as one is obstructed by the soil table.
3. Per the BMP Manual, all pervious pavement systems must be designed with an overflow system. Bed bottoms should be level or nearly level. Please provide further detail to ensure that these conditions are met. The underdrains are not sufficient as an overflow measure. Please incorporate additional measures to meet these criteria.
4. Please provide pre and post development drainage area maps with land use breakdown and time of concentration paths to support all calculations. The post development maps and existing contours indicate that some offsite drainage may reach the parking area and infiltration into the system. Please add this area to the calculations and ensure that the proposed BMP can handle this area.
5. The Post Development peak rate numbers from the table in section VI of the narrative are inconsistent with the calculations. Please explain where the numbers in the table on page section VI of the narrative are from. They don't appear to match those numbers that are shown in the routing calculations.
6. Curbing should be added at the western most side of the lot with a surface drainage structure to collect surface runoff that is not contained or collected by the pervious pavement. We have concerns with the crowned grading, as flow is being directed towards the PennDOT right-of-way. Curbing is necessary in order to contain any surface runoff that is not collected by the system, since the outside stone edging will likely not collect much of the surface runoff, and will direct it onto the adjacent property's driveway and the PennDOT right-of-way. The original inverse crown grading is preferred, with an inlet installed to act as the overflow structure.

*Ashbaugh motioned, contingent on completion of a Stormwater Maintenance Agreement, items 1 through 6 and correct number of parking spaces, recommending preliminary and final approval of the A&D Holding Land Development No. 2017-09-15. Wise seconded. Motion carried.*

B. Butler Floor Land Development No. 2018-01-01, Preliminary & Final, Expires 04/24/2018: Mr. Kenneth Scala presented. Butler Floor and Carpet Company proposes to construct a 15,000 square foot office/warehouse building, associated parking and stormwater management system at 1924 North Main Street Extension (Center Township Map 060-2F104-1). Butler County Planning Commission had no comments per letter dated January 19, 2018. Township Engineer Heath's comments are as follows:

1. A final erosion and sedimentation control plan must be reviewed and approved by the Pa Department of Environmental Protection . Copies of all approval letters and permits should be provided upon receipt. *Section 14-404.C.4*
2. Confirmation of required utility services must be submitted. *Section 14-404.C.6*
3. Posting financial security in an amount and form acceptable to the Township Solicitor. *Section 14-404.C.8*
4. The surface area for the parking lot and drive aisles are calling for proposed gravel (future pavement) *Section 20-2001 .E.10* states all parking or loading areas shall be a dustless surface. Please clarify future pavement or revise to meet the requirement.
5. The square footage of office space and warehouse space must be shown on the plan to determine the parking requirements. The site data on sheet 2 only states the warehouse requirements. *Section 20-2001.F*
6. The loading spaces must be labeled and dimensioned on the plan to confirm the requirements of *Section 20-2002.A*.
7. Please provide infiltration testing results to support the rate being used.
8. It is unclear which bio retention area 'offsite detained bio area #2' will flow towards. Please clearly identify this, and ensure that this area is accounted for in the sizing of the bio retention area.
9. The pre-development and post development time concentration paths for POI A are shown as the same length. Please update this, or explain why the proposed project will not affect drainage patterns.
10. Per *Section 21-304.B.1.b.2* of the ordinance, 20% of existing impervious area should be considered meadow in good condition for pre development volume calculations.
11. The Operations and Maintenance Agreement in *Appendix D* should be included in the report.
12. If no time of concentration calculations are provided in the post-development condition, a time of 5 minutes should be assumed per *Section 21-702.H.2.b* of the ordinance.

The Butler Area Sewer Authority had the following comments per review letter dated January 18, 2018:

1. The north arrow on the Plumbing drawings does not agree with the north arrow on the civil drawings. It appears as though the plumbing drawings are in error. Correct the drawings accordingly.
2. The Plumbing drawings and Civil drawings differ in where the building drain exits the building. Revise the drawings accordingly.
3. Add BASA Dwg. No. 8 – Service Connection to Sanitary Sewer, Dwg. No 13 – Gravity Sanitary Sewer Cleanout, and Dwg. No. 14 – Gravity Sanitary Sewer Inspection Tee, to the Civil drawings (Sewer Plan and Profile).
4. Add a construction note to the Civil drawings to indicate that the contractor shall be responsible for pressure testing the gravity sewers in the presence of an Authority representative from the point of connection at the existing manhole up to and including the building trap. Pressure test shall be 5 pounds for 15minutes with no allowable loss.

5. Add a construction note to the Plumbing Drawings to indicate that the contractor shall be responsible for dye testing all roof drains, downspouts, etc., in the presence of an Authority representative to verify that these types of facilities have not been inadvertently connected to the sanitary sewer system.
6. The building trap/house trap must be 6", including a 6" vertical riser. The building drain may reduce to 4" on the building side of the trap. Revise Plumbing drawing accordingly.
7. Show the building trap on the Civil drawings. Beginning at the building trap, cleanouts in accord with BASA drawing No. 13 must be installed on the building sewer at 100' maximum spacing. Show the trap and cleanouts on the drawings.
8. Where the grade of the building sewer exceeds 20% (Sta. 0+00 to 3+00 +/-), the pipe used must be PVC C900 installed with concrete anchors. Provide a standard detail for concrete anchors. Revise the drawings accordingly.
9. Provide a detail of the existing manhole where the building sewer will connect. Show how the manhole apron will be revised to accommodate the new piping. As a reminder, if the difference in elevation between the existing manhole effluent and the new 6" influent exceeds 1.99 feet, the connection must be made using an inside drop connection which requires that a 5' diameter manhole be installed.
10. Connection to the existing manhole must be made by an Authority approved core drilling method with a flexible watertight manhole connector. Add a note to the drawing.
11. All stone used for pipe bedding and pipe zone backfill must be crushed limestone. Slag or river gravel in any form will not be accepted. Add a note to the drawings.
12. The developer or his designated representative will be required to furnish the Authority with the meter number and premise number for the new water service line. Add a note to the Plumbing plan.

***Ashbaugh motioned tabling the Butler Floor Land Development No. 2018-01-01 due to items 1 through 12. Wise seconded. Motion carried.***

- C. Mack Minor Subdivision No. 2018-01-02, Final, Expires 04/24/2018: Mr. Stan Graff presented. The purpose is to subdivide the original Parcel (50.436 acres) into two parcels, Lot 1 (10.632 acres) and Residual (39.804 acres) to settle the estate of T. Raymond and Beatrice Mack (Clay Township Map 080-2F59-A20). Butler County Planning Commission had no comments per review letter dated January 5, 2018. Township Engineer Heath's comments are as follows:

1. The parcel(s) zoning district is not included on the plan.
2. The current zoning development standards are not included on the plan.
3. The FEMA flood zone designation for the parcel(s) is not included on the plan.
4. The name and address of the proposed subdivider is not included on the plan.
5. The cartway width of the roadways is not included on the plan.
6. The existing utilities and utility services to existing structures is not included on the plan.
7. A "25' dedicated R/W" is indicated on Mack Road through the submission. Please provide clarification as to the "dedicated" ownership.

***Ashbaugh motioned, based on Township Engineer Heath's recommendation, recommending final approval of the Mack Minor Subdivision No. 2018-01-02. Wise seconded. Motion carried.***

- D. Schmidt/Reddick Minor Subdivision No, 2018-01-03, Final, Expires 04/25/2018: Mr. Emil Schmidt presented. Mr. Schmidt proposes conveying .69 acres (m/l) from Center Township Map 060-2F106-14A to Center Township Map 060-2F106-14AA to settle the estate of Edna

L. Reddick. The Butler County Planning Commission has not submitted a review letter. Township Engineer Heath had no comments.

***Sloan motioned, contingent on receipt of Butler County Planning Commission's review letter, recommending final approval of the Schmidt/Reddick Minor Subdivision No. 2018-01-03. Ashbaugh seconded. Motion carried.***

E. Rodgers Minor Subdivision No. 2018-01-04, Final, Expires 04/25/2018: Ms. Mary Rodgers originally convey 3.66 acres (m/l) from Center Township Map 060-2F61-14BF to Center Township Map 060-2F61-13 which was approved by the Board of Supervisors on February 13, 2013. However, Ms. Judith Kiser did not purchase the property. Ms. Rodgers is now subdividing 3.666 acres (m/l) from Center Township Map 060-2F61-14BF to create a new lot with existing non-conforming structures. Butler County Planning Commission has not submitted a review letter. Township Engineer Heath's comments are as follows:

1. The depiction of remnant parcel is lacking bearing and distances.
2. The request for planning wavier & non-building declaration paperwork is missing from the submission . Certification of the SEO inspection of the Remnant parcel on-lot septic system is needed.

***Wise motioned, contingent on receipt of Butler County Planning Commission's review letter, item 1 and correction of spelling error in Notes "aas" to "as", recommending final approval of the Rodgers Minor Subdivision No. 2018-01-04. Sloan seconded. Motion carried.***

**OLD BUISNESS:** None

**NEW BUSINESS:**

A. Beblo/Green Pre-Application: Mr. Dennis Beblo proposes removing lot lines from Center Township Maps 060-S17-A14 and 060-S17-A15. Mr. Daniel Green requests consideration to convey .17 acres (m/l) from Center Township Map 060-S17-A14 to Center Township Map 060-S17-A13 for access to his property (Center Township 060-2F104-14). In addition, Mr. James Peters will dedicate .023 acres (m/l) from Center Township Map 060-S17-A12 and Mr. Frederick Berns will dedicate .011 acres (m/l) from Center Township Map 060-S17-A106 to Center Township for road right-of-way on Margate Drive. Mr. Green has the following concerns:

1. Would Margate Drive beyond the first cul-de-sac still qualify as an unimproved public road?
2. Could I, at a later date, bring the portion of Margate beyond the current cul-de-sac up to specifications to qualify as a public road and use it as access to develop my property? (My property would abut the unimproved section of Margate by at least 50')
3. Taking into consideration that there are 2 lots already using a section of the unimproved portion of Margate Drive, would I have the option to install a gravel lane and subdivide my property into (3) lots for a total of (5) lots using what would be a private lane?
4. If the property exchange were to be executed would there be any liability for the storm drains/flood contro.1 which currently exists on lot 13 to me as the property owner?

**MISCELLANEOUS:** None

**ADJOURNMENT:**

*Ashbaugh motioned to adjourn at 8:57 p.m. Wise Seconded. Motion carried.*

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ANTHONY A. AMENDOLEA  
Township Secretary/Treasurer