

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*  
*David Heath, Engineer*  
*John Nath, BCO/Zoning Officer*

**CENTER TOWNSHIP PLANNING COMMISSION**  
 Reorganization/Regular Meeting Minutes  
 January 27, 2021  
 6:30 p.m.

**CALL TO ORDER:**

The Regular Meeting of the Center Township Planning Commission was called to order by Member 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 members Nicholas Angiolieri (via telephone), Brad Cavaliero and Thomas Schiebel; Robert Sloan; Township Engineer David Heath. Township Secretary/Treasurer Anthony Amendolea was absent.

**REORGANIZATION**

**APPOINTMENTS:**

- A. Chairman: *Sloan motioned appointing Robert Wise as Chairman. Angiolieri seconded. Motion carried.*
- B. Vice Chairman: *Sloan motioned appointing Nicholas Angiolieri as Vice Chairman. Cavaliero seconded. Motion carried.*
- C. Secretary: *Sloan motioned appointing Brad Cavaliero as Secretary. Angiolieri seconded. Motion carried.*

**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 24	March 24	April 28
May 26	June 23	July 28
August 25	September 22	October 27
November 17 3rd Wednesday	December 22	January 26, 2022 (Reorganization/Regular)

*Cavaliero motioned to adjourn the Reorganizational Meeting at 6:35 p.m. Schiebel seconded. Motion carried.*

**REGULAR****CALL TO ORDER:**

The Regular Meeting of the Center Township Planning Commission was called to order by Chairman Robert Wise at 6:37 p.m.

**APPROVAL OF AGENDA:**

*Wise motioned amending the agenda for the January 27, 2021 meeting to begin with the Bella/Gregg Lot Line Revision under Subdivision and Land Developments. Sloan seconded. Motion carried.*

**PUBLIC TO BE HEARD:** None

**MINUTES:**

- A. Regular Meeting - December 23, 2020: *Angiolieri motioned approving the minutes of the Regular Meeting held Wednesday, December 23, 2020. Sloan seconded. Motion carried.*
- B. Comprehensive Plan Hearing - January 13, 2021: *Angiolieri motioned approving the minutes of the Comprehensive Plan Hearing held Wednesday, January 13, 2021. Cavaliero seconded. Schiebel abstained. Motion carried.*

**SUBDIVISION & LAND DEVELOPMENTS:**

- A. Bella/Gregg Lot Line Revision No. 2021-01-01, Final, Expires 04/27/2021: Mr. Stan Graff presented. Mr. Thomas Gregg proposes conveying 10.66 acres from Center Township Map 060-2F63-35F consisting of sixty-six (66) acres (m/l) to Center Township Map 060-2F63-41 currently owned by Mr. Andrew Kamerer. Butler County Planning Commission had no comments per review letter dated January 21, 2021. Township Engineer Heath's comments are as follows:
  - 1. Modification is being requested to Chapter 14, Article IV, 14-403B.3.e which requires subdivision plan to show existing and proposed contours. No contours are shown on plans since this is considered a minor lot line revision/subdivision plan.
  - 2. Lot line revision will require approval from the Butler County Planning Commission. Please provide approval letters to the township upon receipt.
  - 3. The plan must be certified by a registered professional.

*Cavaliero motioned recommending approval of modification to Chapter 14, Article IV, 14-403B.3.e which requires subdivision plan to show existing and proposed contours. Schiebel seconded. Motion carried.*

*Cavaliero motioned recommending approval of the Bella/Gregg Lot Line Revision No. 2021-01-01. Schiebel seconded. Motion carried.*

- B. Forest Oaks Major Subdivision No. 2020-10-06, Preliminary/Final, Expires 03/22/2021: Mr. Brett Schultz presented. The Villas at Forest Oaks will be developed as a Condominium association including a total of 84 multi-family units, community clubhouse with associated amenities. The site will be accessed by the extension of South Links Drive off of Mercer Road and contains approximately 24 acres. The site is abutted by the Aubrey's Dubbs Dred Golf course and additional vacant, forested land to the north and west. The units shall range between 1,715 and 1,820 square feet of living space, excluding the 2 car garage. The clubhouse shall be approximately 3,500 square feet and include a kitchen/bar area, gathering/social room, and exercise room and billiards area,

along with office space. The clubhouse shall be for the exclusive use of the residents and their permitted guests. The site shall consist of 2 roads, one being the extension of existing South Links Drive and the other being Forest Oaks Drive, both of which are intended to be dedicated for township adoption upon completion of the project as is set forth by the township code. Two buildings will be situated in Butler Township. A coordination meeting between Center Township and Butler Township will take place the first week of January 2021. The proposed development is anticipated to generate five-hundred ninety-four (594) daily trips, as well as forty (40), fifty-one (51), and fifty-seven (57) AM, PM, and SAT peak hour trips, respectively. Butler County Planning Commission had no comments per review letter dated January 21, 2021. Township Engineer Heath's comments are as follows:

1. Section 14-403 Show building lines, street lighting, street trees, parking areas, and all other information required for preliminary plans.
2. Section 14-403 Provide a scale on EC.1. Confirm that required existing features are shown within 200' of the boundary lines.
3. Section 14-403 Show known or suspected surface/subsurface mining areas on plans.
4. Section 14-404.C.4 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.
5. Section 14-404.C.6 Confirmation of required utility services must be submitted.
6. Section 14-404.C.8 Posting financial security in an amount and form acceptable to the Township Solicitor.
7. Section 20-705 Zoning Information on the Cover Page, OV.1, and EC. 1 is inconsistent with R-2 requirements. Please update and show the provided setbacks as well as the required.
8. All provided plans must be certified by a licensed professional.
9. Approval letters received from PennDOT, BCCD, DEP, and any other reviewing agencies should be provided upon receipt.
10. Reference should be made to the 'Rural Resource Overlay District' on the coversheet.
11. A PA One Call serial number should be provided.

A meeting was held with Butler Township on Thursday, January 7, 2021 with the following items discussed:

1. Gateway will review both Township's zoning and SALDO to come up with a comprehensive list of criteria for review using the more conservation of the two. One exception proposed by the applicant is regarding front yard setbacks, he would like to use Butler Township's for the buildings within their boundary.
2. The proposed roads are to be public to be dedicated to Center Township upon construction. Therefore, the roads will be built to Center Township Standards.
3. The stormwater management system will be held to the Center Township Stormwater Ordinance. Also, need to verify storm sewer outfall.
4. Separate bonding will be needed for each Township.
5. A grading permit will be required for Butler Township.
6. A trip generation letter shall include potential development that could connect to the proposed future development road stub.
7. Butler Township Fire Marshall will review the plans for fire hydrant locations.
8. Building Permits will be reviewed by whichever Township has more of the building footprint.
9. Developers Agreements will be required for both Townships.

10. Applicant stated that sewer planning was not needed. Verification with BASA is required.
11. The application is Preliminary/Final. There was some confusion with the original submission to Center Township.
12. This development qualifies as multi-family and therefore not subject to public waste removal. A private contract will be made with the HOA.

Butler Area Sewer Authority has not received a submission based on the following requirements:

1. Per BASA Rules and Regulations §300-101, provide 50' scale plan drawings on 24"X36" sheets bearing the Design Engineer's seal.
2. Remember, design the sewer system as if the buildings are already there. Excessively deep sewers need to be centered in a 30' wide right of way (§300.218) and the designer must ensure that any proposed sanitary sewers in trenching parallel to proposed house footings are in compliance with IPC307.5. Provide cross sections in key areas proving the sewer layout is in compliance with IPC307.5.
3. Per BASA Rules and Regulations §300-101, All easements for sanitary sewers must be labeled, adequately described, and have metes and bounds descriptions tied to property corners where they enter and exit the property.
4. Proposed sanitary sewers should be recorded in an exclusive easement in the name of the Butler Area Sewer Authority per §300-1.05.
5. Ensure that other utilities will not be installed directly over the proposed BASA sanitary sewer.
6. Provide explanation of why proposed public sewers are not proposed in the paved cartway which would allow for equidistant laterals from units on both sides of the road.
7. Illustrate and label all phase lines (if there are any).
8. The Developer will have to enter into a Developer's Agreement which will be explained in future correspondence.
9. Read BASA's Rules and Regulations for all other requirements.

The Planning Commission noted the following:

1. Thirty-five (35) foot setbacks will be established.
2. Buffers will only be used south of the clubhouse, all others will use existing/natural vegetation.
3. Safety fence will be required above the stormwater retention pond between sidewalk and hill. Fence to be determined.
4. Layer control to be cleaned up in final plan.
5. Lot lines will be revised in final plan.

***Cavaliero motioned tabling the Forest Oaks Land Development No. 2020-12-08. Sloan seconded. Motion carried.***

*Angiolieri left meeting at 7:47 p.m.*

#### **OLD BUSINESS:**

- A. Jiffy Mart Dumpster Enclosure Re-Location: Mr. Paul Gill requests moving the dumpster enclosure. ***Schiebel motioned to table, due to no representation, the Jiffy Mart Dumpster Enclosure Re-Location. Wise seconded. Motion carried.***

- B. Future POS Land Development No. 2019-06-03: Mr. Mike Ogin presented. Mr. Ogin stated that in the as-constructed condition, two (2) parking and driving areas of impervious land cover were not constructed, consisting of a 2,989 square feet (0.068 acre) area. However, one (1) additional area of land cover was constructed, consisting of a 3,881 (0.089 acre) area. These areas are depicted in color on the attached "Additional Impervious Area Exhibit". As a result of the field change, the total impervious area draining to Basin #2 was increased by 892 square feet (0.021 acres). Gateway performed a stormwater analysis reflecting the additional impervious area to determine if Basin #2 still met with Township requirements for attenuating peak rate and volume of site runoff. It was determined that the peak rates were still within acceptable limits without any change to the Basin. However, Basin #2 lacks 118 cubic feet of volume from this change. Gateway considers that the above change is small enough to be insignificant and within construction tolerances and believes this basin will function properly in its existing condition. No changes to the stormwater management system are proposed. Sloan stated this was a design change not a field change. Stormwater should have been represented to the Planning Commission and Board of Supervisors for approval. *Schiebel motioned to table the stormwater management plan to the Planning Commission. Sloan seconded. Motion carried.*

**NEW BUSINESS:**

- A. Solar Farm Ordinance: Chairman Flatt, Board of Supervisors, requested that the Planning Commission review and make a recommendation at the next meeting scheduled for Wednesday, February 24, 2021.

**MISCELLANEOUS:**

- A. Township Secretary/Treasurer Amendolea: Flatt stated Amendolea would return Monday, February 1, 2021.
- B. Zoning: Cavaliero recommended not to move items from Zoning, Chapter 20, to the Subdivision and Land Development, Chapter 14, Schiebel agreed. However, Chapter 20 needs to be revised for obsolete items/issues. Sloan requested Planning Commission submit all changes.

**ADJOURNMENT:**

*Cavaliero motioned to adjourn at 8:37 p.m. Wise seconded. Motion carried.*

*Minutes were taken by Cavaliero.*

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ANTHONY A. AMENDOLEA  
Township Secretary/Treasurer