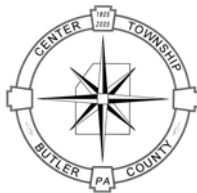


Board of Supervisors:
 Ronald Flatt, *Chairman*
 Philip Wulff, *Vice Chairman*
 Edward Latuska, *Supervisor*
 Robert Sloan, *Supervisor*
 Alan Smallwood, *Supervisor*



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

CENTER TOWNSHIP PLANNING COMMISSION

Regular Meeting Minutes
 February 26, 2020
 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 6:31 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 Robert Sloan; members Nicholas Angiolieri, Brad Cavaliero and Thomas Schiebel; Township Engineer Mark Redenbacher; and Secretary/Treasurer Anthony Amendolea.

APPROVAL OF AGENDA:

Cavaliero motioned approving the agenda for the February 26, 2020 meeting. Angiolieri seconded. Motion carried.

PUBLIC TO BE HEARD: None

MINUTES:

Schiebel motioned approving the minutes of the Regular Meeting held Wednesday, January 22, 2020. Angiolieri seconded. Motion carried.

SUBDIVISION & LAND DEVELOPMENTS:

A. McGinnis Minor Subdivision No. 2020-02-02, Final, Expires 05/25/2020: Mr. James McGinnis presented. Mr. McGinnis proposes subdividing Center Township Map 060-2F61-2C to create two lots with the final arrangement being Lot 2 consisting of 2.561 acres (m/l) and 145 Aggas Road (Center Township Map 060-2F61-2C) consisting of 181.04 acres (m/l). He requests a modification from Chapter 14, Article IV, 14-403B.3.e of the Subdivision and Land Development Ordinance for providing contours on the plan. The Butler County Planning Commission had no comment per letter dated February 25, 2020. Township Engineer Reidenbach's comments are (*Ms. Cheryl Hughes' comments are italicized*):

1. The applicant shall add bearing and distance calls to the overall tract map shown on the subdivision plan. (*Deed description of the remnant parcel was added to the location map.*)
2. 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 questioned why contours are not required on the plan. Reidenbach stated lot line revisions and minor subdivisions for residential building lots are not critical to show contours on the plan. Wise stated to add note indicating existing barn and silo as "ruins". Mr. McGinnis decided to revise the plan by moving the lot line fifteen (15) feet.

Schiebel motioned tabling the McGinnis Minor Subdivision No. 2020-02-02. Cavaliero seconded. Motion carried.

- B. Douthett Minor Subdivision No. 2020-02-03, Final, Expires 05/25/2020: Ms. Cheryl Hughes presented. Ms. Douthett proposes subdividing 159 East Brewster Road (Center Township Map 060-2F104-9BA) consisting of 17.58 acres (m/l) to create two lots with the final arrangement being Lot 1 consisting of 10.00 acres (m/l) and Lot 2 consisting of 7.58 acres (m/l). She requests a modification from Chapter 14, Article IV, 14-403B.3.e of the Subdivision and Land Development Ordinance for providing contours on the plan. The Butler County Planning Commission had no comment per letter dated February 25, 2020. Township Engineer Reidenbacher's comments are (*Ms. Cheryl Hughes' comments are italicized*):

1. The rock sump details shall be removed from the proposed subdivision plan. (*We removed the on-lot sump detail since it should be part of the building permit process.*)
2. 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.

In addition the non-building waiver on the remnant and the Highway Occupancy Permit, since Brewster Road is not a state road, notes were removed.

Angiolieri motioned to recommend granting the modification from, Chapter 14, Article IV, 14-403B.3.e of the Subdivision and Land Development Ordinance, to provide contours on the plan. Cavaliero seconded. Motion carried.

Cavaliero motioned, (1) based on Township Engineer Reidenbach's recommendation and (2) contingent on the approval of the Sewage Facilities Planning Module from the Department of Environmental Protection, recommending approval of the Douthett Minor Subdivision No. 2020-02-03. Sloan seconded. Motion carried.

OLD BUSINESS: None

NEW BUSINESS:

- A. McGinnis Sewage Facilities Planning Module Component 1: ***Schiebel motioned authorizing Wise to sign Component 1, Section J – Planning Agency Review of the McGinnis Sewage Facilities Planning Module. Angiolieri seconded. Motion carried.***

MISCELLANEOUS:

- A. Martin Sales Land Development No. 2020-01-01: Sloan reported that Building Code Official/Zoning Officer Gauselmann, at the Board of Supervisors meeting held on Wednesday, February 13, 2020. Asked why the Planning Commission did not consider the parking for the accessory structure. Sloan stated Planning Commission should consider on future submittals.
- B. Comprehensive Plan: Sloan noted Mr. Tracy Frampton, EADS Group, was not available for Wednesday, March 13, 2020. Comprehensive Plan Committee will meet on Tuesday, March 24, 2020 at the Municipal Office at 6:30 p.m. Future meetings will be held at Municipal Office on the third Wednesday beginning in April.
- C. Weaver Rezoning Public Hearing: Sloan reported that the Board of Supervisors rescheduled a public hearing on Monday, March 16, 2020 at 6:30 p.m. He noted that Mr. and Mrs. John Giles is opposed to the plan. He requested the Planning Commission attend the hearing.

- D. Grants: Sloan stated that Pennsylvania State Association of Township Supervisors News Bulletin listed grants that were available for Townships.

ADJOURNMENT:

Angiolieri motioned to adjourn at 7:02 p.m. Cavaliero seconded. Motion carried.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer