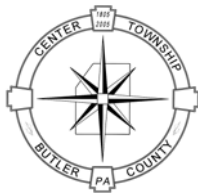


Board of Supervisors:
 Ronald Flatt, *Chairman*
 Philip Wulff, *Vice Chairman*
 Edward Latuska, *Supervisor*
 Robert Sloan, *Supervisor*
 Alan Smallwood, *Supervisor*



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

CENTER TOWNSHIP PLANNING COMMISSION

Regular Meeting Minutes
 February 27, 2019
 6:30 p.m.

CALL TO ORDER:

The Regular Meeting of the Center Township Planning Commission was called to order by Thomas Schiebel at 6:30 p.m. at the Unionville Volunteer Fire Company Firehall, 102 Mahood Road, Butler PA 16001.

ROLL CALL:

Present, in addition to Schiebel, were Vice Chairman Robert Wise; members Nicholas Angiolieri and Robert Sloan; Township Engineer David Heath; and Secretary/Treasurer Anthony Amendolea. Member Brad Cavaliero was absent.

APPROVAL OF AGENDA:

Sloan motioned approving the agenda for the February 27, 2019 meeting. Angiolieri seconded. Motion carried.

PUBLIC TO BE HEARD: None

MINUTES:

Sloan motioned approving the minutes of the Reorganization/Regular Meeting held Wednesday, January 22, 2019. Angiolieri seconded. Motion carried.

SUBDIVISION & LAND DEVELOPMENTS:

- A. Jiffy Mart Land Development No. 2017-03-04, Preliminary & Final, Expires Indefinite:
- B. Mr. James Day and Mr. Joe Wendling presented. Mr. Paul Gill proposes to construct a 4,311 SF retail/convenience store building, pump stations, associated parking and stormwater management system located at 1701 North Main Street (Center Township Map 060-S4-16), in the C-1 Retail and Service Commercial zoning district and Core Infill Overlay District. Township Engineer Heath's comments are as follows:
 1. An updated land development application should be provided with the submission. The current application is from 2016.
 2. Approval letters received from PennDOT, BCCD, and any other reviewing agencies should be provided upon receipt.
 3. Reference should be made to the 'Core Infill Overlay District' on the coversheet.
 4. The coversheet should call out in the Development Data Table if the site is a permitted or conditional use within its specified zone.
 5. Sheet C5, Site Plan, has not been included in this submission. Please provide this sheet with all necessary site plan information.

6. An updated PA One Call serial number should be provided. The current number is from 2015 and may not provide accurate information.
7. All unnecessary information should be removed from plans. Several plan sheets include dark existing conditions information, utility information, grading spots, and hatching that is not required for that specific sheet, making it extremely difficult to read.
8. Provide documentation that the existing private waterline easement shown on the existing conditions plan has been vacated.
9. Water, sanitary, and gas service are shown through an adjacent property owner northeast of the site. Are those services existing or proposed? If proposed, provide documentation of easement.
10. Provide truck turning templates for a garbage truck egress.
11. There appears to be a utility conflict with the proposed eastern pump station and the existing sewer line. Will these facilities remain, or will they be removed in their entirety? Please clarify.
12. Label the proposed concrete grease interceptor tank and grinder pump tank on the utility plan.
13. The minimum width for a 2-way aisle with perpendicular parking is 24' per Figure 20 from the ordinance. Please revise plans to meet this standard.
14. The HC parking sign detail is not current. The most up to date standards are 6' or 72" minimum sign height.
15. Provide an HC parking detail that corresponds with the angled parking shown on the plan and demonstrate that van space requirements are met. Also include appropriate detectable warning strip.
16. Specify where on the plan a 'drainage curb cut' detail is needed.
17. Specify what the 'Concrete Detail' refers to.
18. Provide details for sidewalk, bituminous paving, the grease trap, and a fire hydrant.
19. The site plan must clearly distinguish limits of concrete and bituminous paving, preferably with hatching.
20. Reference should be made to the bufferyard that has been used to meet any screening requirements.
21. The pump stations appear to fall within the front yard setback area. Yards are defined as 'unoccupied space open to the sky.' A variance is required for the pump station canopy.
22. Parking and handicapped spaces should be numbered or distinctively called out. It is unclear if there are intended spaces along the eastern side yard, which would conflict with the eastern pump station. Please clarify.
23. 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*
24. Provide drainage area maps with time of concentration paths included that correspond with routing calculations in the PCSM report.
25. Provide sizing calculations and profiles for all storm sewer pipe runs.
26. Verify the depth of soil mix within the bio-cells. 24" and 18" depths are both referenced.
27. Provide separate details for each Bio-cell, outlet structures, and river stone.
28. Provide volume calculations, summary tables, and PA BMP worksheets in the PCSM report. *Section 21-304*
29. Confirmation of required utility services must be submitted. *Section 14-404.C.6*
30. Posting financial security in an amount and form acceptable to the Township Solicitor. *Section 14-404.C.8*
31. The loading spaces must be labeled and dimensioned on the plan to confirm the requirements of *Section 20-2002 A*.

32. The Operations and Maintenance Agreement in *Appendix D* should be included in the report. *Section 21-802.22*
33. The PCSM report should be certified by a registered professional. *Section 21-802.B*

In addition to the aforementioned comments, Sloan and Angiolieri made the following comments:

1. Minimum lot size should be notated on the cover sheet.
2. Acreage calculations on cover sheet, C2 and C5 needs corrected
3. Map and parcel should be noted.

Mr. Paul Gill agrees to submit a new application to include written response to comments, Butler County Conservation District completeness letter and PennDot Highway Occupancy Permit review letter

Schiebel motioned to reject the Jiffy Mart Land Development No. 2017-03-04 due to number of comments and incomplete plans. Angiolieri seconded. Motion carried.

OLD BUSINESS: None

NEW BUSINESS: None

MISCELLANEOUS:

- A. Cambridge Stormwater: Township Engineer Heath contacted Cambridge. Cambridge will meet with Stantec for proposed changes in the stormwater management system. Plans will be presented to the Planning Commission and Board of Supervisors.

ADJOURNMENT:

Schiebel motioned to adjourn at 7:12 p.m. Angiolieri seconded. Motion carried.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer