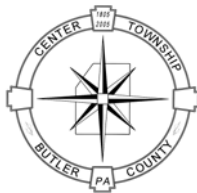


Board of Supervisors:
 Ronald Flatt, Chairman
 Philip Wulff, Vice Chairman
 Edward Latuska, Supervisor
 Robert Sloan, Supervisor
 Alan Smallwood, Supervisor



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

CENTER TOWNSHIP PLANNING COMMISSION

Regular Meeting Minutes
 February 28, 2018
 6:30 p.m.

CALL TO ORDER:

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

ROLL CALL:

Present, in addition to Cavaliero, were members Neil Ashbaugh, Kasey McCollough, Robert Sloan and Robert Wise; Township Engineer David Heath; and Secretary/Treasurer Anthony Amendolea.

APPROVAL OF AGENDA:

Ashbaugh motioned approving the agenda for the February 28, 2018 meeting. McCollough seconded. Motion carried.

PUBLIC TO BE HEARD: None

MINUTES:

McCollough motioned approving the minutes of the Regular Meeting held Wednesday, January 24, 2018. Sloan seconded. Motion carried.

SUBDIVISION & LAND DEVELOPMENTS:

- A. Butler Floor Land Development No. 2018-01-01, Preliminary & Final, Expires 04/24/2018: Mr. Kenneth Szala, P. Joseph Lehman Inc, 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 (*Mr. Szala's comments are italicized*):
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 (So noted. A copy of the erosion and sedimentation control plan approval letter will be forwarded when received.)*
 2. Confirmation of required utility services must be submitted. *Section 14-404.C.6 (Enclosed is a copy of Butler Area Sewer Authority's letter for sewage service. A letter from the water company will be forwarded when received.)*
 3. Posting financial security in an amount and form acceptable to the Township Solicitor. *Section 14-404.C.8 (Enclosed is a construction cost estimate for the financial security.)*
 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. *(All references to gravel have been removed from the plan and calculations.)*

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 (The site data on sheet 2 has been revised to include the office space area.)*
6. The loading spaces must be labeled and dimensioned on the plan to confirm the requirements of *Section 20-2002.A. (The loading space has been labeled on sheet 4.)*
7. Please provide infiltration testing results to support the rate being used. *(Infiltration testing results are located in the PCSM narrative, Exhibit III.)*
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. *("Offsite detained bio area #2" flows to bio pond #2 along with "detained bio area #2". This area is identified on the detained/undetained drainage area map and on the detained conditions pond #2 calculations on page H1.)*
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. *(Although the path is the same, the post development calculations utilize the post development cover conditions, which yield a shorter time of concentration than pre development.)*
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. *(As required, the pre-development cover was revised to reduce the stabilized gravel area by 20%.)*
11. The Operations and Maintenance Agreement in *Appendix D* should be included in the report. *(The Operations and Maintenance Agreement has been added to the PCSM narrative in Exhibit VI.)*
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. *(Analysis of the pre, post, detained and undetained areas utilized the TR-55 methodology. A limitation of this methodology is that the minimum time of concentration is 6 minutes.)*

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 15 minutes 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.

Sloan motioned, contingent on (1) PennDot's approval of the Highway Occupancy Permit, (2) receipt of Butler County Conservation District's approval, (3) approval from Butler Area Sewer Authority, (4) receipt of letter from Pennsylvania American Water confirming service and (5) language placed in the Developer's Agreement stating final concrete placement to be completed within two (2) years, granting preliminary and final approval of the Butler Floor Land Development No. 2018-01-01. Ashbaugh seconded. Motion carried.

OLD BUSINESS: None

NEW BUSINESS: None

MISCELLANEOUS:

- A. Comprehensive Plan Review Committee: The Comprehensive Plan Review committee discussed providing businesses with a survey. A public survey will be conducted at the Clearview Mall and churches.

ADJOURNMENT:

Ashbaugh motioned to adjourn at 6:57 p.m. Wise Seconded. Motion carried.