

Board of Supervisors:
Edward Latuska, Chairman
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Ronald Flatt, Supervisor
Kenneth Frenchak Jr, Supervisor
Philip Wulff, Supervisor



Anthony Amendolea, Secretary/Treasurer
Michael Gallagher, Solicitor
Olsen Craft Associates, Engineer
Patrick Gauselmann, Zoning Officer

CENTER TOWNSHIP PLANNING COMMISSION

Regular Meeting Minutes
 March 22, 2017
 6:30 p.m.

CALL TO ORDER:

The Regular Meeting of the Center Township Planning Commission was called to order by Chairman Thomas Schiebel at 6:32 p.m. at the Unionville Volunteer Fire Company Firehall, 102 Mahood Road, Butler PA 16001.

ROLL CALL:

Present, in addition to Schiebel, were members Neil Ashbaugh, Brad Cavaliero, Kasey McCollough and Robert Sloan; Township Engineer Ronald Olsen; and Secretary/Treasurer Anthony Amendolea.

APPROVAL OF AGENDA:

Schiebel motioned, deleting Jiffy Mart Land Development No. 2017-03-04, approving the agenda for the March 22, 2017 meeting. Cavaliero seconded. Motion carried.

PUBLIC TO BE HEARD: None

MINUTES:

Schiebel motioned approving the minutes of the Regular Meeting held Wednesday, February 22, 2017. Sloan seconded. Motion carried.

SUBDIVISION & LAND DEVELOPMENTS:

1. Wise/Bessemer Lake Erie Minor Subdivision No. 2017-03-03, Final, Expires 06/19/2017: Mr. Robert Wise presented. Mr. Wise wants to purchase property from the Bessemer and Lake Erie Railroad (Center Township Maps 060-2F61-10B and 060-2F104-8C) consisting of 35.45 acres (m/l). Bessemer and Lake Erie Railroad requests a sixty (60) foot easement be maintained. Butler County Planning Commission had no comments per letter dated March 3, 2017. Township Engineer Olsen had no comments.

Schiebel motioned recommending granting final approval of the Wise/Bessemer Lake Erie Minor Subdivision No. 2017-03-03. Cavaliero seconded. Motion carried.

2. Donaldson/Kelly Minor Subdivision No. 2017-03-05, Final, Expires 06/19/2017: Mr. Mark Donaldson presented. Mr. Donaldson proposes conveying .10 acres (m/l) from Center Township Map 060-S12-EC (115 Barton Avenue) to Center Township Map 060-S12-EB (111 Barton Avenue) owned by Mr. and Mrs. Duane Kelly. Butler County Planning

Commission had no comments per review letter dated March 9, 2017. Township Engineer Olsen comments are as follows:

- a. The purpose of the submission appears to be a proposed swap of small areas of land between two adjacent property owners. Although the plan is labeled as a Lot Line Revision, it will involve deeding proposed Tract B from Donaldson to Kelly and deeding proposed Tract A from Kelly to Donaldson. For this reason, this plan is a minor subdivision and the Applicant should have his Surveyor add a bearing and distance to both Tract B and Tract A so that complete legal description of both tracts is available to the Attorney who may be writing the Deeds of Conveyance.
- b. No utilities are shown on the drawings. If there is a possibility that any utilities serving the parcels are in Tracts A and B, the Applicant should designate these parcels as private utility easements on the drawings and future deeds of conveyance reserve these easements to the original owners as part of the two conveyances.
- c. Comments from the Butler County Planning should be forwarded to Center Township.

Schiebel motioned, based on Township Engineer Olsen's recommendation, recommending granting final approval of the Donaldson/Kelly Minor Subdivision No. 2017-03-05. Sloan seconded. Motion carried.

3. DeFrancis Lot Line Revision No. 2017-03-06, Final, Expires 06/19/2017: Ms. Wendy DeFrancis presented. Ms. DeFrancis proposes combining Center Township Maps 060-S2-A23 consisting of .415 acres (m/l) and 060-S2-A24 consisting of .439 acres (m/l). Butler County Planning Commission had no comments per review letter dated March 9, 2017. Township Engineer Olsen comments are as follows:

- a. The Applicant owns two adjacent lots, each fronting on Milheim Drive. The Applicant wishes to combine these two lots into one lot. Since both lots are owned by the same party, no deeds of conveyance are required for this action. The County Assessment Office has advised us that the Applicant should file a new deed for the combined parcel after the plan is approved and recorded.
- b. The Applicant should have this plan reviewed by the Butler County Planning Department.

Sloan requested existing garage on Center Township Map 060-S2-A23 be noted as "*Existing Non-Conforming Structure*".

Schiebel motioned, contingent on existing garage be noted as "Existing Non-Conforming Structure", recommending granting final approval of the DeFrancis Lot Line Revision No. 2017-03-06. Ashbaugh seconded. Motion carried.

OLD BUSINESS:

1. Comprehensive Plan Review Committee: Cavaliero contacted Mr. Tony Shakely to serve on the Comprehensive plan Committee. The following individuals will serve on the committee, Mr. Kenneth Frenchak, Mr. John Brautigam and Mr. Tony Shakely.

NEW BUSINESS: None

MISCELLANEOUS:

1. Sheetz/Rite Aid Parking Lot Lights: Township Engineer Olsen stated the Township has received complaints about the parking lot lights for Sheetz and Rite Aid. Sheetz has

removed a double headed light but need to add cutoff shields on lights in the rear. Rite Aid has not corrected the light situation.

ADJOURNMENT:

Schiebel motioned adjourning the Regular Meeting at 7:29 p.m. Cavaliero seconded. Motion carried.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer