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Gateway Engineers, Engineer
Patrick Gauselmann, BCO/Zoning Officer

CENTER TOWNSHIP PLANNING COMMISSION

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

CALL TO ORDER:

The Regular Meeting of the Center Township Planning Commission was called to order by Vice Chairman 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, Brad Cavaliero and Robert Sloan; Township Engineer David Heath; and Secretary/Treasurer Anthony Amendolea. Chairman Thomas Schiebel was absent.

APPROVAL OF AGENDA:

Cavaliero motioned approving the agenda for the March 27, 2019 meeting. Angiolieri seconded. Motion carried.

PUBLIC TO BE HEARD:

- A. Ms. Amy Gonzalez, PennEnergy: Ms. Gonzalez is employed with PennEnergy Resources which purchased Rex Energy. She will be submitting a Conditional Use Application for the Planning Commission meeting scheduled for Wednesday, April 24, 2019

MINUTES:

Angiolieri motioned approving the minutes of the Regular Meeting held Wednesday, February 27, 2019. Cavaliero seconded. Motion carried.

SUBDIVISION & LAND DEVELOPMENTS:

- A. Jiffy Mart Land Development No. 2019-03-01, Preliminary, Expires 06/25/2019: 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 (*Mr. James Day's comments are italicized*):
1. An updated land development application should be provided with the submission. The current application is from 2016. (*A new Center Township Application will be executed by the Applicant and submitted to Township.*)
 2. Approval letters received from PennDOT, BCCD, and any other reviewing agencies should be provided upon receipt. (*Acknowledged.*)
 3. Reference should be made to the 'Core Infill Overlay District' on the coversheet. (*This has been added to the zoning data on Plan Cover Sheet.*)

4. The coversheet should call out in the Development Data Table if the site is a permitted or conditional use within its specified zone. *(The existing business, of motor vehicle fuel dispensing facility, is a Conditional Use in its C-1 zoning district. A notation to that effect has been added to the zoning data on Plan Cover Sheet.)*
5. Sheet C5, Site Plan, has not been included in this submission. Please provide this sheet with all necessary site plan information. *(The C-5 sheet is included with the revised plan submission for this response letter.)*
6. An updated PA One Call serial number should be provided. The current number is from 2015 and may not provide accurate information. *(A new One Call serial number has been obtained and added to plans. There are no changes of utilities since the 2015 One Call.)*
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. *(For clarity, the plan package has been expanded to separate sheets for plan page-specific graphical content. We prefer to keep background content on plans for awareness of entities to contractors using the plans. Any other non-relevant graphics have been turned off.)*
8. Provide documentation that the existing private waterline easement shown on the existing conditions plan has been vacated. Proposed structures are not permitted on existing easements regardless of ownership. This protects the parcel for future ownership changes. *(This private easement has no bearing on plan review and approval. Owner will be vacating a portion of his own private waterline easement on his own property. Pertaining to the existing waterline easement on property...what concern is this to township? This is the property owners own easement on his own property. If he prefers to retain it, that is his own right & business to do so. The review comment directive cannot be a condition for plan approval.)*
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. The ownership of the proposed easements should be granted for the Jiffy Mart parcel regardless of current ownership. The easements should be recorded as private utility easements. This protects the property for future ownership changes. *(The existing easement of the offsite utilities has been added to the site plan. These utilities are currently being installed, with the water as temporary services to the existing store, and will be subsequently utilized as tie-ins for the proposed store. How do we address this comment? Owner of property owns both properties, and the utilities of concern, as his service lines. Why is the service line ownerships of any concern to township? The recorded easement for the utilities is sufficient to show user rights to pipes within the easements.)*
10. Provide truck turning templates for a garbage truck egress. HOP Plans in this submission still show the original location. *(The garbage bin has been relocated. Refer to the Sheet HOP-3 for fuel truck access thru site. A garbage truck route is less restrictive I'm not aware of multiple locations of trash enclosure...it was relocated on Site Plan, from NW corner of building, to by south end of Basin-1. There is only one trash enclosure.)*
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. *(The existing privately-owned sewer lift pump and its tank will be removed when the existing store building is removed. The new building will utilize a newly installed lift station and force main line. The existing sewer force main will be decommissioned, capped and abandoned in place, since it is owned by others.)*
12. Label the proposed concrete grease interceptor tank and grinder pump tank on the utility plan. *(These items have now been labeled on 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. *(The western parking lot has been widened westward to obtain the 24' travel isle width.)*
14. The HC parking sign detail is not current. The most up to date standards are 6' or 72" minimum sign height. *(Acknowledged and detail revised.)*
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. *(An angled HC parking detail has been added to plan. Dimensions have been added to the site plan of same. Placement location of an ADA detectable warning strip has been added to the sidewalk graphics.)*

16. Specify where on the plan a 'drainage curb cut' detail is needed. *(On the north vicinity of the frontal Basin-2 are concrete curbs at the radius', and curb cut portions along the linear portion. Their purpose is to allow for fuel pump island area to sheet flow into the Basin-2.)*
17. Specify what the 'Concrete Detail' refers to. *(The detail #6 Concrete Detail on sheet DET-1 has been reworded to state Fueling Island Concrete Pad Detail.)*
18. Provide details for sidewalk, bituminous paving, the grease trap, and a fire hydrant. Indicate what sheet the BASA details are included on. *(The sewage items are on a separate plan package that has been review and approved by BASA, and are not under review responsibility of township. The BASA sheet that has the grease tank has been added to this site plan set. Sheet DET-1 Detail 3 is the sidewalk. No Fire Hydrant is proposed as one exists at the southeast corner of the premises.)*
19. The site plan must clearly distinguish limits of concrete and bituminous paving, preferably with hatching. *(Any notes that mentioned bituminous have been removed. Owner is going with full concrete paving for the whole site.)*
20. Reference should be made to the buffer yard that has been used to meet any screening requirements. *(Landscape sheet now has additional data added from ordinance, in regards to bufferyard requirements. An existing retaining wall and screening fence at rear property line meet the screening requirements on the north side. The east side, against existing retail, needs no screening. However, neighbor tract has screening on that side. Western side needs new screening as per landscape plan.)*
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. *(This development is a replacement of an existing non-conforming facility. All structural facilities are sited at or beyond the building setback lines. Canopy overhang is less than the 20' allowed by 20-1908- 14(a). Canopy height is less than 35'. No variance is warranted.)* The Board of Supervisors, based on Township Solicitor Gallagher's recommendation, authorized (1) Jiffy Mart to continue with the land development and (2) grant administrative approval of zoning regulations for Jiffy Mart since the new facility will be less non-conforming.
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. There must be adequate circulation in the lot. We are asking to see that the parking stalls won't block the pump stations and that there is still an adequate drive aisle when the spaces are in use. Please provide turning templates to demonstrate the vehicle movements when both stalls and pumps are occupied. *(Parking tabulations on Cover Sheet have been reviewed and revised as needed for clarity. Parking stall counts are shown on site plan, including the eastern stalls. The proposed 2 eastern parking stalls are intended for employees... if planning feels they would like them removed, they can discuss their concerns to owner for justification, and owner will make any determination to reduce the number of parking stalls. The provided number of stalls overall exceed required, so these couple stalls are not a priority item. He may have plans for them as propane tank cage or whatever repurposes. You are over thinking the eastern traffic patterns.....there isn't much fueling activity for the off-road & turbo fuels. Owner is satisfied with the concept he proposes.)*
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 *(Acknowledged. Butler County Conservation has a plan review underway.)*
24. Provide drainage area maps with time of concentration paths included that correspond with routing calculations in the PCSM report. *(These have been printed and incorporated with the PCSM Report.)*
25. Provide sizing calculations and profiles for all storm sewer pipe runs. The provided profile shows a connection between ST-5 and ST-6 which does not correspond with the plan view. ST-4 and ST-3B are not shown at all on the profiles, and calculations are only provided for proposed ST-4 through ST-1. The remaining runs are omitted. *(Pipe profiles have been added to the PCSM plan. Pipe sizing calculations are not warranted since the released flow quantities are insignificant to available pipe capacity. This site has a grade and discharge pipe elevation constraints which limits having more pipe slope. I'm fine with what pipe slopes are possible for the proposed piping, as it is all privately owned and maintained, and not really a matter of concern by Township. Additionally, the pipes have ample capacity for the flows encountered. If Township desires more pipe slope,*

then a tradeoff for smaller pipe sizes is warranted. Are you also asking the existing pipeline on east side be profiled? What are the other "pipe calculations" you ask of, as the proposed mainline piping calculations were provided? Again, what is it of concern to township of privately owned storm pipe capacities?)

26. Verify the depth of soil mix within the bio-cells. 24" and 18" depths are both referenced. If the intent of this pipe/tank is to provide storage, than it can be completely flat which would provide cover and protection along the entire length. *(The soil thicknesses have been revised. Basin-1 will have an exposed river stone floor. Basin-2 will have a grassed floor atop rock bedding. Thickness of soil layer has been revised on basin detail. I will revise in PCSM narrative anything of bio-cell soil thicknesses, as I do not have a required thickness at Bio-2, and there is no soil in Bio-1. It is ok for Bio-1 pipe to be exposed at its top.)*
27. Provide separate details for each Bio-cell, outlet structures, and river stone. etc. *(PCSM details have been revised and supplemented as requested.)*
28. Provide volume calculations, summary tables, and PA BMP worksheets in the PCSM report. Section 21-304. Per the manual, 20% of existing impervious area must be considered meadow for volume calculations. Additionally, please ensure that all stormwater management details match the routing calculations. *(These have been completed. No volume controls warranted since post development adds green space, whereas predevelopment is essentially all gravel, impervious and bare.)*
29. Confirmation of required utility services must be submitted. Section 14-404. C. 6 *(Owner will obtain and provide. All utilities are existing at the site.)*
30. Posting financial security in an amount and form acceptable to the Township Solicitor. Section 14-404.C. 8. Bonding is required for private developments as a means to ensure that the proposed design is constructed per approved plans. This protects the Township against plan changes made after approval. The applicant may request partial release of the bond based off of construction completion that has been inspected. *(This is a private development with no products to be turned over to township. No bonding is required. Center Twp never had bonding requirement for private developments...and bonding was applicable to streets & utilities that would become adopted entities by Township. This whole development is private...no bonding warranted. Any bonding is for Township to step in and complete...so ask township if they are going to do such thing on a private development matter; they won't do that. If they want bonding, then show a justification and what use the escrow will be for.)*
31. The loading spaces must be labeled and dimensioned on the plan to confirm the requirements of Section 20-2002 A. *(The provided offloading area is now hatched and labeled as such. The proposed building area of less than 5000 sf, and its use does not warrant a response per the ordinance requirements for a designated loading space.)*
32. The Operations and Maintenance Agreement in Appendix D should be included in the report .Section 21-802.A.22 *(This has been added to the PCSM Report Appendixes.)*
33. The PCSM report should be certified by a registered professional. Section 21-802.B *(The PCSM Report has been sealed and signed by the Registered Professional.)*
34. What proposed BMP are the stormwater management facilities? BMP worksheet 5 should be included in the report and list the volume reduction.
35. The outputs from the routing calculations do not match those shown in summary table on page 4 of the PCSM report. Please revise.
36. The pond summary information in the routing calculations is not consistent with the details on PCSM-2 and PCSM-3 of the plans. Also, "inverts in" are shown at lower elevation than "inverts out" in the outflow control structure details. We believe this to be a negative impact to the infiltration capacity of your BMPs. These structures will collect sediment potentially backing up into the storage areas. We are not opposed to sumping inlets for water treatment if necessary. *(Invert elevations in, lower than elevations out, are designed that way, to pool back some volume, for potential lateral infiltration within the fractured shale at the site.)*

Cavaliero motioned, based on Township Engineer Heath's recommendation, recommending preliminary approval, contingent on (1) Items 8,9,10,18,22,24,25,26,28,29,30,34,35 and 36; (2) Board of Supervisors approval of the distance between the proposed building and

retaining which is less than five (5) feet; (3) receipt of the Highway Occupancy Permit and (4) parcel information on adjacent lot owned by Mr. Paul Gill, to the Jiffy Mart Land Development No. 2019-03-01. Angiolieri seconded. Motion carried.

OLD BUSINESS:

- A. VA Stormwater: Township Engineer Heath spoke with Mr. Adam Pyles to establish a meeting to review proposed revised plans for the Veterans Administration stormwater. The plans will be submitted for Heath's review prior to submittal to the Planning Commission and Board of Supervisors.

NEW BUSINESS: None

MISCELLANEOUS:

- A. Future POS: Mr. John Giles proposes to expand existing facility. The current building, existing nonconforming, extends into the front yard setback. The proposed addition will be less nonconforming.

ADJOURNMENT:

Cavaliero motioned to adjourn at 8:27 p.m. Angiolieri seconded. Motion carried.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer