

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



Michael Gallagher, Solicitor
Olsen & Associates, Engineer
Anthony Amendolea, Secretary/Treasurer
Mark Lauer, Public Works Director
Richard Round, BCO/Zoning Official

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| <p>PLANNING COMMISSION Regular Meeting Minutes March 28, 2012 6:30 p.m.</p> |
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CALL TO ORDER:

The Regular Meeting of the Center Township Planning Commission was called to order by Chairman Kenneth Frenchak at 6:30 p.m. at the Center Township Municipal Building, 419 Sunset Drive, Butler PA 16001.

ROLL CALL:

Present, in addition to Frenchak, were members Robert Sloan, Robert Paroli, Neil Ashbaugh, and Cheryl Schaefer; Township Engineer Ron Olsen; and Secretary/Treasurer Anthony Amendolea.

APPROVAL OF AGENDA:

Paroli motioned approving the agenda for the March 28, 2012 meeting, as presented. Schaefer seconded. Motion carried unanimously.

PUBLIC TO BE HEARD: None

MINUTES:

1. *Regular Meeting Minutes - February 22, 2012: Sloan motioned approving the minutes of the Regular Meeting held February 22, 2012. Frenchak seconded. Motion carried unanimously.*

SUBDIVISIONS & LAND DEVELOPMENTS:

1. Paraska Lot Line Revision No. 2012-03-03, 162 - 164 South Benbrook Road, Final Approval, Expires June 26, 2012: Mr. Steven Paraska presented a lot line revision for 162 - 164 South Benbrook Road (Center Township Map 060-3F43-7D & 060-3F43-7DB) consisting of 21.46 acres (m/l). Mr. Paraska requests to transfer 2.84 acres from Center Township Map 060-3F43-7D to 060-3F43-7DB. Butler County Planning Commission has reviewed the plan with no comments per letter dated March 12, 2012. Township Engineer Olsen comments are as follows (*Paraska's comments are italicized*):
 - a. Since the Township rescinded the Traffic Impact Fee Ordinance, there is no need for the impact fee note to be on the drawing. (*Note will be removed*)
 - b. If public sewers are available to serve Parcel A, these sewers should be shown on the drawing. If Parcel A has no valid on-lot sewage permit, it should have a note affixed that notifies potential future purchasers that Parcel A shall be considered a non building lot until such time that a

Sewage Permit in conformance with regulations of the Pennsylvania Department of Environmental Protection is issued by the local municipality. (Sewage application (Y007758) received for the sewage permitting process. Property was pit and perc tested by Sewage Enforcement Officer Doug Duncan. Permit to be issued on or about March 29, 2012.)

- c. Benbrook Road is a state highway. We recommend that the Applicant contact PaDOT Permit department regarding sight distance requirements for placement of a driveway for service to Parcel A. (Awaiting approved Highway Occupancy Permit per Mr. Mike Clark, PennDOT.)

Township Engineer Olsen noted that Paraska may be exempt from stormwater management, if he complies with Chapter 21, Stormwater Management, Article III, Exemptions/Modifications, Section 21-302.E.

Sloan motioned recommending, with contingencies of (1) receipt of PennDOT Highway Occupancy Permit, (2) receipt of sewage permit, and (3) removal of Traffic Impact Fee note from the plan, final approval of the Paraska Lot Line Revision No. 2012-03-03. Paroli seconded. Motion carried unanimously.

OLD BUSINESS: None

NEW BUSINESS: None

MISCELLANEOUS:

1. Veterans Administration Project: Township Engineer Olsen stated Center Township site is still being considered. Butler Area Sewer Authority granted permission to tap into the Westwood Manor sewer system. Deshon Woods is also being considered. The other sites require additional pump stations. Mr. Mark Hefferin, Cambridge, is awaiting information for water pressure and flows from Pennsylvania American Water Company. Projected date may be pushed back to 2015 due to providing homes to wounded veterans is priority.
2. Dollar General: Dollar General is proceeding with construction. Power lines are hindering the installation of pylons. Township Engineer Olsen received a request to move the proposed building eighteen feet (18'). He informed them that a move of that magnitude would require plans submitted to the Planning Commission and the Board of Supervisors for approval.
3. POS Future: POS Future constructed an addition without updating the stormwater management system. Building Code Official/Zoning Officer Round is monitoring the situation. If not updated, plans will need to be submitted to the Township for approval.
4. Sports Complex: Township Engineer Olsen suggested that Mr. Matt ~~Elements~~ Clement (corrected 04/25/2012) be contacted to see if there is any interest to place proposed Sports Complex in Center Township.

ADJOURNMENT:

A motion was made by Frenchak to adjourn the Regular Meeting at 6:59 p.m. Paroli seconded. Motion carried unanimously.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer