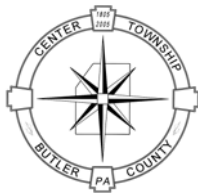


Board of Supervisors:
 Ronald Flatt, *Chairman*
 Philip Wulff, *Vice Chairman*
 Edward Latuska, *Supervisor*
 Robert Sloan, *Supervisor*
 Alan Smallwood, *Supervisor*



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

CENTER TOWNSHIP PLANNING COMMISSION

Regular Meeting Minutes
 March 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 Kasey McCollough, Robert Sloan and Robert Wise; Township Engineer Lindsay Appel; and Secretary/Treasurer Anthony Amendolea. Neil Ashbaugh was absent.

APPROVAL OF AGENDA:

Sloan motioned approving the agenda for the March 28, 2018 meeting. McCollough seconded. Motion carried.

PUBLIC TO BE HEARD: None

MINUTES:

A. February 28, 2018: *McCollough motioned approving the minutes of the Regular Meeting held Wednesday, February 28, 2018. Sloan seconded. Motion carried.*

SUBDIVISION & LAND DEVELOPMENTS:

- A. Jiffy Mart Land Development No. 2017-03-04, Preliminary, Expired 03/24/2018: Mr. James Day, Hampton Technical Associates, presented. Mr. Day requests a ninety (90) day extension. Mr. Day will submit a stormwater plan for review. Since the developer requested several extensions due to awaiting for (1) PennDot's approval of the Highway Occupancy Permit and (2) approval from Butler Area Sewer Authority, the Planning Commission asked if the developer would be against tabling the plan and submit a completed plan upon receipt of approvals. *Sloan motioned tabling the plan until receipt of the outstanding approvals. McCollough seconded. Motion carried.*
- B. Elliott Land Development Land Development No 2017-06-10, Preliminary, Expires 04/24/2018: Mr. James Day, Hampton Technical Associates, presented. Mr. Day requests a ninety (90) day extension. Mr. Day will submit a stormwater plan for review. Since the developer requested several extensions due to awaiting for (1) PennDot's approval of the Highway Occupancy Permit and (2) approval from Butler Area Sewer Authority, the Planning Commission asked if the developer would be against tabling the plan and submit a completed plan upon receipt of approvals. *Sloan motioned tabling the plan until receipt of the outstanding approvals. McCollough seconded. Motion carried.*

OLD BUSINESS:**A. Proposed Social Event Hall Ordinance:**

32. Social Event Hall Requirements and Regulations

- a) *Existing structure*/hall site shall be considered non- residential and is subject to Land Development requirements.
- b) All Social Event Hall applicants must obtain written approval by the Township Sewage Enforcement Officer prior to submittal of application to the Zoning Officer.
- c) All existing structures and installed components at the time of application must be inspected and approved for building code compliance by the Building Code Official prior to conducting business activity.
- d) All new construction activity must be inspected and approved for building code compliance prior to conducting business activity.
- e) Single Family Residence located on the property used to administer or conduct business activity must comply with Chapter 20 Section 20-1804, Home Occupation, requirements.
- f) Access shall be from local roads only. Access from private lane is prohibited.
- g) The hall must set at least one hundred fifty (150) feet from any property line.
- h) No structure shall be permitted within two hundred (200) feet of the hall.

EXCEPTION: One (1) accessory structure to be used for the storage of maintenance equipment. This building shall be under one thousand (1,000) square feet in roof footprint with a maximum peak height of fifteen (15) feet. This building must be at least ten (10) feet from the hall and fifty (50) feet from any property line.

EXCEPTION: One (1) existing single family dwelling inhabited full time by the hall operator. The dwelling must be at least fifty (50) feet from the hall and fifty (50) feet from any property line. The housing of occupants other than the hall operator and the operator's immediate family, for any period of time, is prohibited.

EXCEPTION: Vegetative buffer as regulated by Article XVIII of this Chapter.

EXCEPTION: Sign as permitted by Article XXI of this Chapter.

- i) Parking areas and associated drives shall be set back a minimum of thirty (30) feet from any property line and shall be screened from adjacent residential properties, as per Article XX of this Chapter.
- j) Parking areas shall be dust free/mud free surface except handicapped areas must be a paved or concrete surface.
- k) Exterior lighting shall be required. Such lighting shall be oriented away from and shall not produce glare on adjacent residential properties. Lighting shall be controlled by an automatic timer which is set to de-energize the lighting between the hours of 11:00 p.m. and noon.
- l) The selling of any food or drink containing alcohol shall be prohibited.
- m) Outdoor speakers shall be prohibited after 9:00 p.m..
- n) Exterior signs shall comply with Article XXI of this Chapter.
- o) Any activity using and/or involving nudity, partial nudity, sexually oriented materials, sexually oriented entertainment, and/or sexually oriented services shall be prohibited.
- p) Users of the hall may only serve food prepared by outside caterers. No food may be prepared at the site.

- q) No hall shall allow occupancy by more than two hundred (200) persons at any given time. Lesser occupancy limitations may be required by the Pennsylvania Uniform Construction Code Act 45 of 1999.
- r) All Fire Protection systems installed and/or required shall be installed and maintained within compliance of the Pennsylvania Construction Code Act 45 of 1999 and adopted Building Codes published by the International Code Council.
- s) The following shall be conspicuously posted at all entryways to the hall in minimum four (4) inch high lettering. Posting shall be illuminated at all times while hall is occupied;
 - 1) Maximum permitted occupancy
 - 2) Hours of operation
 - 3) All customers and vehicles must be off site by 11:30 p. m.
 - 4) Penalties for non compliance
 - 5) 24 hour phone number of hall operator
- t) Solid waste management shall comply with Chapter 16 of the Center Township Codification of Ordinances.

Sloan motioned adding "Existing structures" in Section 32.a and tabling the proposed Social Event Hall ordinance. McCollough seconded. Motion carried.

NEW BUSINESS: None

MISCELLANEOUS: None

ADJOURNMENT:

Sloan motioned to adjourn at 6:59 p.m. Wise Seconded. Motion carried.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer