

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



Anthony Amendolea, Secretary/Treasurer
Michael Gallagher, Solicitor
Olsen & Associates, Engineer

Center Township Board of Supervisors
Regular Meeting Minutes
April 8, 2015
6:30 p.m.

CALL TO ORDER:

Chairman Edward Latuska called the Regular Meeting, of the Center Township Board of Supervisors, to order at 6:30 p.m. The meeting was held at the Center Township Municipal Building, 419 Sunset Drive, Butler PA 16001.

ROLL CALL:

In addition to Chairman Latuska, present were Andrew Erie, Kenneth Frenchak, Alan Smallwood and Philip Wulff; Township Solicitor Gallagher; Township Engineer Olsen; Step Up Foreman Gregory Brewster; and Township Secretary/Treasurer Anthony Amendolea.

PUBLIC TO BE HEARD:

1. Mr. Mark Hall, 123 Halland Terrace: Mr. Hall wants to have Halland Terrace adopted by the Township. He attempted to have the road adopted in 2001. There is currently a forty (40) foot right-of-way. Current ordinance requires fifty (50) foot right-of-way. He was referred to the Planning Commission.
2. Mr. Kris Goas, 1016 Sunset Drive: Mr. Goas, President, presented a summary of February 2015 calls received by the Unionville Volunteer Fire Company.

Type of Calls	Number of Calls
Motor vehicle accidents	4
Automatic fire alarms	3
Service calls	5
Structure fires	2
Medicals	6
Brush fires	3
Dive calls	0
Vehicle fires	0
Landing Zone	0
Technical Rescue	0
CO Alarm	1
Haz-Mat	0
Stand By	0

MINUTES:

1. R E Gas Development Conditional Use Hearing - March 9, 2015: *Latuska motioned approving the minutes of the R E Gas Development Conditional Use Hearing held on Monday, March 9, 2015. Erie seconded. Motion carried.*
2. Agenda Setting Meeting – March 9, 2015: *Latuska motioned approving the minutes of the Agenda Setting Meeting held on Monday, March 9, 2015. Erie seconded. Motion carried.*
3. Regular Meeting – March 11, 2015: *Frenchak motioned, correcting Subdivision & Land Developments, Item 2, which reads "December 10, 2015" should be "December 10, 2014", approving the minutes of the Regular Meeting held on Wednesday, March 11, 2015. Erie seconded. Motion carried.*

TREASURER'S REPORT:

1. March 2015: *Erie motioned approving the March 2015 Treasurer's Report. Latuska seconded. Motion carried.*
2. Warrant List 15-03-06: *Frenchak motioned approving Warrant List 15-03-06. Latuska seconded. Motion carried.*
3. Warrant List 15-04-07: *Latuska motioned approving Warrant List 15-04-07. Erie seconded. Motion carried.*

ZONING REPORT: March 2015: Construction costs were \$416,000.00 fees collected were \$2,304.34.

SUBDIVISION & LAND DEVELOPMENTS:

1. Glasgow-Malinak Minor Subdivision No. 2015-03-06, Final, Expires 06/23/2015: Mr. Ron Bole presented. Mr. Donald Glasgow proposes subdividing Center Township Map 060-2F61-5 consisting of 16.28 acres (m/l) into two (2) lots consisting of 8.14 acres (m/l) each. Butler County commented that *"new lots may be too small for a Planning Waiver and Non-Building Declaration. Please consult with PA Department of Environmental Protection."* Township Engineer Olsen had no comments.

The Planning Commission recommended final approval of the Glasgow-Malinak Minor Subdivision No. 2015-03-06. *Frenchak motioned granting final approval of the Glasgow-Malinak Minor Subdivision No. 2015-03-06. Latuska seconded. Motion carried.*

2. Blatt Land Development No. 2015-03-08, Preliminary and Final, Expires 06/23/2015: Mr. Matt Kreidel, Trant Corporation, presented. Ms. Tammy Blatt proposes to construct a parking lot expansion, rock sump stormwater system and associated landscaping located at 1514 North Main Street Extension (Center Township Map 060-S2-1). Township Engineer Olsen had the following comments (*Mr. Matt Kinsel's comments are italicized*):

- a. As part of the Sheetz/RiteAid proposal, the Township had requested JT Butler, LLC to provide traffic signal access to the Blatt parcel. In doing so, 6 parking spaces of Blatt are being removed. JT Butler has agreed to prepare this plan indicating the creation of the 11 parking spaces in the front and rear of the Blatt building. A total of 17 parking spaces are shown and 7 are required. One of the spaces must be shown as a van-accessible handicapped space, which will reduce total parking to 16 spaces. *(Plan revised to show a van accessible handicapped space. Parking count revised accordingly.)*
- b. The Parcel is zoned R-3 with required 25' front yard setback and 15' side yard setbacks. The existing primary building and existing shed should be labeled "non-conforming structures". *(Existing primary building and shed have been labeled as "non-conforming structures".)*
- c. Proposed new impervious area totals 4607.53 square feet. An on-lot rock-filled underground sump is proposed to comply with the Township's Act 167 Stormwater Management Ordinance. The Applicant must execute a Stormwater Management Operation and Management Agreement (attached) with the Township, which must be recorded; the sheet C103 must be made an exhibit to the agreement and also recorded. Prior to this, the Sheet C103 should be modified to indicate a level spreader at the end of the 4" diameter sump discharge pipe so as not to create a concentrated flow of runoff from the parcel. *(Please find that a rock sump level spreader has been added at the end of the rock sump discharge pipe. The end of the discharge pipe has been altered to more accurately reflect the township sump construction detail. The plan now shows a pipe reducer attached to the 4" PVC pipe that reduces down 2" PVC pipe before it outlets to daylight. See sheet C103.)*
- d. The Applicant must notify the Township prior to construction improvements so that the Township may inspect these during installation. *(No response.)*
- e. The Applicant is reminded that an Erosion & Sedimentation Control Plan is required by the laws of the Commonwealth to be prepared and available on-site during construction. This is not required by Township ordinances to be reviewed by the Butler County Conservation District. *(Please find that an ES Control Plan has been generated and added to the plans. Silt Socks have been placed below disturbed areas to prevent sediment runoff. Also silt sock and on lot control construction details have been added to ES Plans. See sheet C701.)*

The Planning Commission recommended granting (1) preliminary and final approval of the Blatt Land Development No. 2015-03-08 and (2) the Township install signage informing patrons to use the new signal to be installed by Sheetz, Inc. ***Frenchak motioned granting preliminary and final approval of the Blatt Land Development No. 2015-06-08. Wulff seconded. Motion carried.***

3. JT Butler Land Development No. 2015-01-03, Preliminary and Final, Expires 05/26/2015: Mr. Matt Kneidel presented. JT Butler LLC proposes moving the lot line between Center Township Maps 060-2F63-20E and 060-2F63-20EA to accommodate a Sheetz and Rite Aid Pharmacy. The Department of Environmental Protection approved, December 19, 2014, the exemption from the requirement to revise the official plan for new land development. Butler County Planning Commission had no comments per letter dated January 21, 2015. Township Engineer Olsen's comments per letter "Building Pad Preparation and Lot Consolidation Plan" dated March 24, 2015 are *(Mr. Shawn Boysko's comments are italicized)*:
 - a. The purpose of this plan is to do the following:
 - 1) Combine Tax Map Parcel 60-2F63-20E and Tax Map Parcel 60-2F63-20- EA.
 - 2) Subdivide the property into proposed Lot 1 and Lot 2.

- 3) Establish common access easements.
 - 4) Establish a 10' wide sanitary sewer easement across Lot No. 2 to service Lot No. 1. This should be labeled as a "private" sanitary sewer easement; otherwise the project is not eligible for an exemption to Sewage Facilities Planning Modules.
 - 5) Establish storm sewer easements that may be accessed by Center Township, if necessary, as authorized by the Stormwater Management Operation and Maintenance Agreement, a copy of which is attached to this letter.
- b. A copy of the recorded deed conveying the Common Access Easement to Tammy Blatt should be provided to the Township by the Applicant as a condition of approval (Chapter 14 Section 14-403.f). *(Refer to enclosed Common Access Easement to Tammy Blatt property.)*
 - c. A copy of the private storm sewer easement through lands of Phillip B. Mennor and Donna L. Mennor should be provided to the Township by the Applicant (Chapter 14, Section 14-403.f). *(Refer to enclosed private storm easement through Mennor Residence.)*
 - d. The Applicant, Sheetz, and Rite Aid must enter into a Stormwater Management Operation and Maintenance Agreement (the form of which is attached to this letter) as part of the entities' land development submission. The Applicant may wish to discuss this issue with the Planning Commission in order to establish a procedure for this to be done. *(Terry Astleford to respond at a later date.)*
 - e. Acreage of proposed Lot 1 and proposed Lot 2 should be shown on sheet 2 of 2 (both including and excluding the area of right-of-way of S.R. 0008) (Chapter 20, Section 20-2102.19). The boundaries of proposed Lots 1 and 2 should be better defined on sheet 2 of 2. The tax map parcel numbers on this drawing are for the existing lots, which are not defined on this drawing. The Project Surveyor may wish to remove existing tax map numbers from sheet 2 of 2. *(Lot Consolidation Plans corrected as noted above.)*
 - f. It is the Township's understanding that separate land development plans will be submitted for the development of proposed Lots 1 and 2. Therefore, certain ordinance requirements for this subdivision have not cited in this letter if the proposed land developments have this same requirement. *(Rite Aid and Sheetz will be responsible for obtaining their respective Land Development approvals along with all applicable zoning and subdivision ordinances.)*
 - g. The Applicant has submitted a traffic study that concluded that new traffic patterns are warranted for S.R. 0008. The Applicant has previously verbally agreed that he will supply and install new traffic signals, lane delineations, and PaDOT Highway Occupancy Permits for traffic control at the northern Clearview Mall access driveway location. Traffic signal operation and maintenance easements must be defined on the Applicant's property so that these may be conveyed to the Township as part of the Developer's Agreement prepared by the Solicitor. The proposed easements could be shown on the consolidation drawings of MS Consultants. A Highway Occupancy Permit submitted by the Commonwealth of Pennsylvania must be provided by the Applicant, this permit may be transferred to the Township after installation of improvements. *(Lot Consolidation Plans corrected to include proposed HOP easement. Terry Astleford to respond at a later date regarding traffic signal operation and maintenance easements.)*
 - h. The Applicant must provide an Engineer's Cost estimate for Township-required improvements (in accordance with Chapter 14 Section 14-501), which for this Subdivision and Stormwater Management Plan for the building pad must include:
 - 1) Earthwork
 - 2) Stormwater detention and conveyance systems as depicted on the drawings

- 3) Retaining walls
 - 4) Off-site storm sewer replacement
 - 5) Permanent vegetation and landscape buffers, which are not proposed to be a part of separate land development submissions of Rite Aid and Sheetz
 - 6) Traffic signal replacement and other traffic-related public improvements *(Terry Astleford to provide estimated cost at a later date.)*
- i. As a condition of final approval, the Applicant must provide a bond, irrevocable letter of credit, or other financial security acceptable to the Board of Supervisors and the Township Solicitor in an amount equal to 110% of construction costs as may be approved by the Township as described in (8) above. Upon completion of the improvements, an 18 month maintenance security in the amount of 15% of construction costs must be posted by the Applicant (Chapter 14, Section 14.501). *(Terry Astleford to respond at a later date.)*
- j. As part of the Applicant's submission, MS Consultants, Inc. had included site grading and retaining wall diagrams prepared by French & Parrella Associates dated 12/8/14. The retaining wall shown on that submission does not appear to have been properly depicted by French & Parrella on plans. A cross-section of the wall shown on sheet 3 of 3 of these drawings indicates that the proposed wall steps back 6" horizontally for every 18" vertical rise. If the wall is 25' high as shown on the French & Parrella drawings, this would result in a wall batter of about 8' or 9'. Since slope grade of 2 horizontal to 1 vertical is fixed by the geotechnical report and top of slope elevation and horizontal location is fixed, this in turn would result in the wall height necessarily increasing by about 5' (resulting in a needed wall height of about 30' in certain areas).
- A note on sheet 2 of 3 of the French & Parrella Associates drawings states that "French & Parrella Associates does not make any warranty as to the accuracy of the site plan." If site topography differs from that shown on the site plan, which results in an increase in wall height, French & Parrella Associates are to be notified immediately so that the walls can be redesigned to accommodate the actual grading
- The Applicant should therefore ask French and Parrella to reexamine the wall.
- (The proposed modular soil retaining wall is designed to step back 6" for every 18" of rise. As a result the wall will step back approximately 9.6' and rise approximately 30.47' from the lowest spot near the catch basin (ele. 1257.50') to the highest wall height (ele. 1287.67'). MS Consultants has revised the grading plan (sheet C1.0) to reflect the retaining walls estimated height and depth. The retaining wall engineer, French & Parrella Associates, has revised the wall design to match the grading plan. The general note above is directed to the general contractor to notify the applicable engineer(s) of any field changes that could affect any proposed grades or retaining wall design.)*
- k. We recommend that the design of the proposed retaining wall be discussed at the Planning commission meeting and that these discussions include:
- 1) Type of wall
 - 2) Materials of construction

(Refer to the enclosed retaining wall construction drawings as prepared by French & Parrella Associates for the Reinforced Soil Slope Wall (RSS Wall) and color brochure to better define the proposed retaining wall type, material and installation.)

- l. The revised Stormwater Management Report has been reviewed as it pertains to Chapter 21 of Center Township Codified Ordinances. The following comments are offered for consideration:
 - 1) A signed and executed Operations and Maintenance Agreement must be provided by the Applicant. Forms are located in the appendix (Chapter 21, Article VIII.C.1). *(Applicant to provide signed and executed Operations and Maintenance Agreement.)*
 - 2) An Erosion and Sedimentation Control Plan & approval letter from the Butler County Conservation District is required. (Chapter 21, Article VIII.C.3) *(Erosion and Sediment Control Plan Approval Letter to be provided upon receipt.)*
 - 3) A copy of the NPDES permit approval shall be provided once it is received. (Chapter 21, Article VIII.C.4) *(NPDES permit approval letter to be provided upon receipt.)*
 - 4) The Applicant should provide calculations indicating the anticipated dewatering time for the tanks after a 100-year storm event, indicating how long the tanks will have water in them after the storm event occurs to verify how long before the full volume is available for the next storm event. *(Dewatering (infiltration) calculations now provided in the SWMP. See section 1.6.1.)*
 - 5) It is noted on the plan that the steel risers will be constructed of 14 GA. Corrugated Steel. These should be labeled as aluminized to conform to the coating requirements of the tanks. *(Steel risers on the detention tank have now been labeled as "aluminized". See sheet C601.)*
 - 6) The 3/16" steel orifice plated should be shown to be coated in the manner to prevent rust deterioration. *(A note has been added to the orifice plate detail stating "rust inhibitor to be applied to steel plate". See sheet C601.)*
- m. The Applicant must enter into a Developers Agreement as proposed by the Township Solicitor to document acceptance of all Township ordinance regulations. *(Terry Astleford to respond at a later date.)*

Mr. and Mrs. Harry Peterson, 110 Elise Drive, are concerned with the amount of fill, type of vegetation on wall face and runoff of sediment onto their property.

The Planning Commission recommended, contingent on (1) comments a, b, c and e aforementioned from Township Engineer Olsen's review letter "Building Pad Preparation and Lot Consolidation Plan", dated March 24, 2015; and (2) add standard PennDot note (A Highway Occupancy Permit is required pursuant to Section 420 of the Pennsylvania Act of June 1, 1945 P.L. 1242 no. 428, known as the "State Highway Law" before driveway access to a State Highway is permitted.) for Highway Occupancy Permit, preliminary and final approval of the JT Butler (Lot Consolidation) Land Development No. 2015-01-03. Mr. Matt Kneidel agreed to the contingency. ***Frenchak motioned, contingent on annotating the sanitary sewer easement as "private", granting preliminary and final approval of the JT Butler (Lot Consolidation) Land Development No. 2013-01-03. Latuska seconded. Motion carried.***

The Planning Commission recommended, contingent on (1) Township Engineer Olsen's review letter "Building Pad Preparation and Lot Consolidation Plan", dated March 24, 2015, excluding comments a, b, c and e aforementioned; (2) add standard PennDot note (A Highway Occupancy Permit is required pursuant to Section 420 of the Pennsylvania Act of June 1, 1945 P.L. 1242 no. 428, known as the "State Highway Law" before driveway access

to a State Highway is permitted.) for Highway Occupancy Permit; and (3) approval of the lot consolidation, preliminary and final approval of the JT Butler Land Development No. 2015-01-03. ***Frenchak motioned granting preliminary and final approval of the JT Butler Land Development No. 2013-01-03. Latuska seconded. Motion carried.***

4. Herold Farm Minor Subdivision No. 2015-03-07, Preliminary, Expires 06/23/2015: Mr. Tom Demko, Stantec, presented. Mr. John R Herold et al proposes subdividing forty-six (46) acres (m/l) from Center Township Map 060-3F43-31B for the construction of the Veterans Administration Clinic. Township Engineer Olsen had the following comments (*Mr. David LaPearle's comments are italicized*):

- a. The purpose of the plan is to create Parcel A and a revised Tax Parcel 60-3F43-31A. (*Yes*)
- b. Since ownership of the parent tract differs from ownership of Tax Parcel 60- 3F43-31A, a Parcel B should be defined with a metes and bounds description (indicating that land being conveyed from Herold to Heichel). Parcel B will be conveyed by Herold to Heichel by deed and should be indicated on the plan to be combined with other lands of Heichel to create a revised tax parcel. (*Yes. Please see latest plan sheet 2 of 6 (revised 4/2/15), showing the requested metes & bounds description.*)
- c. In regards to existing lands of Heichel, the Application states that lots are served by public water and public sewer. The public sanitary sewer serving Tax Parcel 60-3F43-31A should be indicated on the plan drawing (Chapter 14- Section 14- 403). (*Upon checking further with the existing landowner (Heichel), they are only served currently by public water. Apparently, they have an existing on-site septic system. Please see latest plan sheet 2 of 6 (revised 4/2/15), showing both the approx. location of both the public water service line & the private septic system.*)
- d. Likewise, Parcel A is indicated to be served by public water and public sewer. If the Applicant does not at this time wish to construct (or bond) the construction of a public sanitary sewer extension from Cornell Drive to Parcel A, a note should be added to the plan that Parcel A shall be considered a non-building lot intended for agricultural purposes until such time that a sewage permit is issued by the Township of Center (or the Butler Area Sewer Authority after public sewer lines are extended to the site). (*The proposed design plans (currently still being finalized), will show the proposed public water & public sewer lines that will serve the proposed VA facility.*)
- e. The proposed dedication of road right-of-way along North Duffy Road should be noted in the minutes of the public meetings as a voluntary action on behalf of the Applicant. (*OK. However, this proposed dedication for the widened road right-of-way line, along the west side of North Duffy Road, is already shown on the subdivision plans submitted previously.*)
- f. In the event that easements for high pressure gas lines have been created on lands of Herold, these easements must be shown on the drawings (Chapter 14, Section 14-403B.3.a). (*Yes. Please see previously revised & submitted plan sheet 1 of 6 & 2 of 6 (dated 3/25/15)*)

The Planning Commission recommended, contingent on completion of items mentioned per Township Engineer Olsen's review letter dated March 20, 2015, final approval of the Herold Farm Minor Subdivision No. 2015-03-07. ***Latuska motioned, contingent on Parcel "A" is marked non-building for agricultural use until sewer permit is issued by Butler Area Sewer Authority or Center Township, granting final approval of the Herold Farm Minor Subdivision No. 20015-03-07. Erie seconded. Motion carried.***

5. Cambridge Land Development No. 2015-03-09, Preliminary and Final, Expires 06/23/2015: Mr. Tom Demko, StanTec, presented. Cambridge Healthcare Solutions PA proposes constructing a Veterans Administration Clinic on the parcel created by the Herold Farm

subdivision consisting of forty-six (46) acres (m/l). Butler County Planning Commission commented "*did not receive a Traffic Impact Study for this development and request a copy be submitted for review*" per letter dated March 19, 2015. Township Engineer Olsen's had the following comments (*Mr. Glen Miller's comments are italicized*):

- a. The proposed Butler VA Health Care Clinic qualifies as a Conditional Use in the R1-A Zoning District. It is our understanding that a Conditional Use hearing is scheduled by the Board of Supervisors. Approval of this Land Development cannot occur before the submission is granted Conditional Use approval. (*Concur. The project is scheduled for a Conditional Use hearing with the Board of Supervisors on Monday April 6th*)
- b. The R1-A Zoning District limits proposed lot coverage to 25%. It is our understanding that the Applicant is requesting a variance from this provision from the Township Zoning Hearing Board. Approval of this submission cannot occur before the issuance of the requested variance. (*Concur. The project has submitted a variance to the Township Zoning Hearing Board and is awaiting a public hearing.*)
- c. Subdivision of the Herold property to create the VA parcel is currently under review. Approval of this submission cannot occur before the approval of the subdivision. (*Concur. The project has submitted a subdivision plan to the Township for review.*)
- d. The area and setback requirements of the R1-A Zoning are satisfied. (*No response*)
- e. Allowable building height for a building with an automatic sprinkler system is 75 feet. Public water is available along the parcel road frontage adjacent to North Duffy Road. The Applicant should be prepared to describe what measures must be taken, if any, to provide adequate water pressure and flows for the facility. If a fire pump is to be provided, it should have a secondary source of power. Noise levels from any secondary power source may not exceed 50 dB measured at the property line (Chapter 20-1302B.I). (*Concur. Applicant is required by VA requirements to provide a fire pump with secondary source of power. Applicant will ensure noise levels from diesel generator will not exceed 50 dB at the property lines.*)
- f. An Electrical Site Lighting Photometrics Plan has been provided by the Applicant, which demonstrates that light intensity is adequate for parking and driveway areas. Notwithstanding the photometric chart on sheet E003, additional photometrics should be provided by the Applicant that demonstrates that direct or indirect illumination in excess of 0.5 foot-candles above background is not exceeded when measured at any property lines (Chapter 20 Section 20-1302B.6.a). (*Concur. Applicant will provide a revised photometric plan to demonstrate that direct or indirect illumination will not exceed Township requirements at the property lines.*)
- g. Although we have no objection to the selected luminaries, the Applicant must verify that glare-shielding devices are available for the light fixture in the event that glare proves to be a problem (Chapter 20 Section 20-1302.C.6). (*Concur. Applicant will verify that glare-shielding devices are available for the light fixture in the event that glare proves to be a problem*)
- h. As a condition of Final Approval (but not Preliminary Approval), the Applicant must either construct or bond the construction of the proposed public sanitary sewer line extension from existing public sewers located at the intersection of Cornell Drive and Oberlin Drive to the Applicant's southern property line. (*Concur. Applicant will either construct or bond the construction of the proposed sanitary sewer line extension before seeking Final Approval.*)
- i. The Applicant is indicating that certain buildings and structures will be demolished. The Applicant must provide environmental inspections and notify the PaDEP 10 days before demolition commences. A demolition permit will be required by the Township. (*Concur. Applicant will provide environmental inspections and notify the PA DEP 10 days prior to any beginning any demolition activities. Applicant will also obtain demolition permit from the Township prior to beginning any demolition activities.*)

- j. Erosion and Sediment Control Plans must be reviewed by the Butler County Conservation District as part of the NPDES Permit. *(Concur. Applicant submitted the Erosion and Sediment Control plans as part of the NPDES Permit to the Butler County Conservation District on 4/2/2015.)*
- k. Buffer yards and screening along property lines appear to meet Chapter 20-1306, but the Township Planning Commission and Board of Supervisors should confirm that the combinations of shrubs and trees shown meet Semi-Opaque Screen Type B detailed on Chapter 20 Section 20-1306.B.2). *(Buffer yards and screening meet or exceed Semi-Opaque Screen Type B.)*
- l. The Applicant shall bond access roads used for heavy hauling necessary to construct this land development (Chapter 20-1308.D). If using roadways of other Townships, road bonds would be required by those Townships as well. *(Concur. Applicant will bond access roads as required by the Township before seeking Final Approval.)*
- m. Proposed parking of 1344 spaces to meet VA requirements far exceeds Township requirements of 200 spaces. Some of the proposed handicapped spaces do not appear to be in convenient locations. The Applicant should be prepared to discuss the 50' utility easement shown along the northern end of the property, whether it is for private service lines or for public utility extensions. *(Applicant will evaluate proposed handicapped spaces during design reviews with the VA.)*
- n. Primary electric is shown to be installed underground along the boundary of Westwood Manor. This is preferred. *(The 50' utility easement along the northern end of the property is currently for private service lines, but could be used for public utilities in the future if necessary.)*
- o. The Applicant has provided a Transportation Impact Study, which included the study of the signalized New Castle Road (S.R. 0356) and North/South Duffy Road intersection, the unsignalized Mercer Road I North Duffy Road intersection, and the proposed VA Medical Center Driveway accessing North Duffy Road. The measured 85th percentile speed of vehicles traveling on North Duffy Road is reported to be 42 mph, 12 mph in excess of the posted speed limit of 30 mph . Therefore, sight distance requirements for the VA driveway access to North Duffy Road were based on a vehicle speed of 42 mph. This resulted in the decision by the Applicant to construct a two-lane single driveway at a point on North Duffy Road where sight distance is optimal. The governor's drive option that was presented to the Township at 2013/14 meetings with the Township Supervisors could not meet safe sight distance requirements due to two crest vertical curve restrictions. Increasing lengths of vertical curves to improve sight distance is not favored due to a resulting grade conflict with existing residential driveways along the eastern side of North Duffy Road adjacent to the land development site. Sight distance summaries are shown in Table 9, incorrectly stated by the Applicant on page 9 of the report to be found in Table 11. This should be corrected by the Applicant. *(Concur. Applicant will correct.)*
- p. A center northbound left turning lane with queuing space of 175 feet is suggested for North Duffy Road at the proposed VA driveway access. A 60' wide dedication of additional highway right-of-way is proposed by the Applicant, all from lands owned by the Applicant. As a condition of Final Approval (but not Preliminary Approval), the Applicant must provide detailed construction drawings for this road widening and build the described turning lane or bond 110% of the construction cost of the turning lane. This assumes that the Township will not be sharing in any costs of proposed North Duffy Road improvements, as requested by the Applicant and still under consideration by the Township. *(Concur. Before seeking Final Approval the applicant will provide detailed construction drawings for this road widening and build the described turning lane or bond 110% of the construction cost of the turning lane.)*
- q. As a condition of receiving Final Approval (but not Preliminary Approval) of the Land Development, the Applicant must provide to the Township an estimate of the construction costs of Township-required improvements including:
 - 1) Post Construction Stormwater Management BMP' s (basins, outlet works, earthwork,

conveyance systems)

- 2) Public sanitary sewer extensions
- 3) Any proposed waterline extensions
- 4) North Duffy Road highway improvements
- 5) Buffer landscaping along property lines

Concur. Before seeking Final Approval the applicant will provide the Township the above listed estimates of construction costs of Township required improvements.

- r. As a condition of receiving Final Approval (but not Preliminary Approval) of the Land Development, the Applicant must post financial security in the amount of 110% of the estimated construction costs of items detailed in the preceding paragraph. Once improvements are completed, the Applicant must then post an 18-month Maintenance Financial Security in an amount of 15% of the estimated construction cost. *(Concur. Before seeking Final Approval the applicant will post financial security in the amount of 110% of the estimated construction costs of items detailed in the preceding paragraph. The applicant will also post an 18-month maintenance financial security in the amount of 15% of the estimated construction cost.)*
- s. The Applicant has submitted a Stormwater Management Report that proposes infiltration/detention basins to reduce both the rate and volume of stormwater runoff leaving the developed site. Because stormwater runoff to the Westwood Manor Plan of Lots has been a long term continual problem due to lack of an adequate storm sewer system, no runoff from the land development roofs, driveways or parking lots are directed to the Westwood Manor watershed. The following comments are concerning the Stormwater Management Report:
 - 1) The Applicant must receive drainage easements or an authorization letter from Herold to discharge concentrated stormwater flows from the land development upon his remnant parcel, both to the south and to the north. This should be in a recordable form. *(Shallow concentrated flow exists in the pre-development condition where BMP # 1 (POI# 1) and BMP #2 (POI#2) discharge. In the post-development condition, the peak rate has been reduced as compared to pre-development condition at these locations of shallow concentrated flow. BMP#4 discharges to a roadside storm sewer system. The peak rate at this location (and the remainder of the POIs) has also been reduced in post-development as compared to pre-development condition.)*
 - 2) The Applicant must document that adequate downstream conveyance facilities exist to safely transport the concentrated discharge from the site (Chapter 21, Article III. 21.301.G). The downstream conveyance system below BMP#4 should be analyzed. *(The peak rate at this location has been reduced in post-development as compared to pre-development condition. Therefore, flow has not been increased to the downstream conveyance system.)*
 - 3) The Applicant must provide an easement for the proposed discharges through the adjoining property for BMP#1 & BMP#2 (Chapter 21, Article III. 21.301.G.I). *(Shallow concentrated flow exists in the pre-development condition where BMP # 1 (POI# 1) and BMP #2 (POI#2) discharge. In the post-development condition, the peak rate has been reduced as compared to pre-development condition at these locations of shallow concentrated flow.)*
 - 4) The Applicant must provide documentation that the proposed stormwater detention facility is greater than 1,000 feet upstream of Butler Township or that Butler Township has been notified of the project and has been offered a copy of the stormwater report for review and comment (Chapter 21, Article III.21.301.S). *(The proposed stormwater detention facility BMP #4 is located within 1,000 feet downstream of Butler Township. Applicant*

will provide a copy of the stormwater report to Butler Township for review and comment and the provide documentation to the submittal to Center Township.)

- 5) The pre-development peak flow rate should be calculated assuming that all existing non-forested pervious areas conditions shall be considered "meadow in good condition" (Chapter 21, Article VII.21.702.F.3). The CN values for the peak rate calculations will need to be revised (CN from 74 to 71 for example). *(Concur. The calculations have been revised.)*
- 6) The pre-development peak flow rate should be calculated assuming that 20% of the existing impervious areas are considered meadow in good condition (Chapter 21, Article VII.21.702.F.4). The total impervious areas should total 0.6 acres versus 0.75 acres in order to be consistent with the volume calculations. *(Concur. The calculations have been revised.)*
- 7) The stormwater management conveyance system shall be designed to safely convey the post development 100-year storm event to the stormwater detention facilities (Chapter 21, Article VII.21.702.G.2). The Applicant should:
 - a) Demonstrate that the channels conveying runoff to BMP#1 will convey the 100-year storm runoff without discharging to the adjoining slopes.
 - b) Provide conveyance analysis for the 100-year storm event showing that inlets directing runoff to BMP#2 will do so without bypassing BMP#2 or overtopping the adjoining curbs.
 - c) Provide conveyance analysis for the 100-year storm event showing that inlets directing runoff to BMP#4 will do so without bypassing BMP#2 or overtopping the adjoining curbs.
 - d) Demonstrate how runoff from the 100-year storm event on the access drives will effectively be directed into BMP#2 and #4. The post development watersheds may need to be revised.

(Concur. Applicant will provide conveyance calculations for the above listed conveyance components.)

- 8) The Applicant is proposing pond discharge to the North Duffy Road culvert. If the existing culvert pipe under North Duffy Road is inadequate, the new culvert must be designed to pass the 50-year storm event with a minimum 1 foot of freeboard (Chapter 21, Article VII.21.702.G.3). *(The discharge from the proposed BMP # 4 is less than the predevelopment condition. However, applicant will evaluate the culvert as part of the road improvement design and if the existing culvert is deemed inadequate, the new culvert will be designed as noted.)*
- 9) The address of the property site should be shown on the plan drawings (Chapter 21, Article VIII. 21.802.A.2). *(Concur. The address of the property has been added to the plan drawings.)*
- 10) The address and telephone number of the Applicant/owner of the property should be shown on the plan drawings (Chapter 21, Article VIII. 21.802.A.2). *(Concur. The address and telephone number of the applicant has been added to the plan drawings.)*
- 11) The email address of the individual preparing the plan should be shown on the plan drawings (Chapter 21, Article VIII. 21.802.A.2). *(Concur. The email address of the individual preparing the plan has been added to the plan drawings.)*

- 12) Vertical profiles of the proposed open channels should be provided as part of the plan set. (Chapter 21, Article VIII.A.15) *(Concur. Vertical profiles of the proposed open channels have been added to the plan drawings.)*
- 13) An access easement or note granting Center Township access to the site should be added to the plan drawings (Chapter 21, Article VIII.A.18). *(Concur. A note granting Center Township access to the site has been added to the plan drawings.)*
- 14) The plan should identify short-term and long-term ownership, operations, and maintenance responsibilities. (Chapter 21, Article VIII. 21.802.A.21) *(Concur. The plan has been revised to identify short-term and long-term ownership, operations, and maintenance responsibilities.)*
- 15) Notes and Statements should be added to the plan drawings (Chapter 21, Article VIII.A.22). *(Concur. The Notes and Statements have been added to the plan drawings.)*
- 16) The address of the property site should be added to the report (Chapter 21, Article VIII.B.1.b). *(Concur. The address of the property has been added to the report.)*
- 17) The name, address, and telephone number of the Applicant/Owner of the property should be indicated in the stormwater report (Chapter 21, Article VIII.B.1.c). *(Concur. The name, address, and telephone number of the applicant have been added to the stormwater report.)*
- 18) The address, telephone number, and email address of the individual preparing the stormwater report should be added to the report (Chapter 21, Article VIII.B.1.d). *(Concur. The address, telephone number, and email address of the individual preparing the stormwater report have been added to the stormwater report.)*
- 19) The stormwater report should identify ownership and maintenance responsibilities for all permanent stormwater management facilities (Chapter 21, Article VIII.B.2.a.16). *(Concur. The stormwater report (Section H, Page 7) has been revised to identify ownership and maintenance responsibilities for all permanent stormwater management facilities.)*
- 20) A signed and executed Operations and Maintenance Agreement shall be provided (Chapter 21, Article VIII.C.1). This will be recorded with certain drawings included as exhibits to the Agreement. *(Concur. Applicant will provide a signed and executed Operations and Maintenance Agreement to be recorded.)*
- 21) The Applicant must provide calculations indicating the anticipated dewatering time for the tanks after a 100-year storm event. *(Concur. Calculations are provided in the last three pages of Appendix C (Volume/Water Quality Calcs) . After all storm events, the volume of water below the lowest orifice will dewater through the amended soil and underdrain. These calculations determine the length of underdrain required, in combination with the amended soil, to dewater within 72 hours.)*
- 22) Our office recommends creating a 5th point of interest at the northeast corner of the property. This is necessary to verify that runoff rates are not being increased onto the adjacent property owner in this location . *(The discharge from BMP#2 (post-development condition) is less than the pre- development condition at this point of interest. Furthermore, water is directed away from the adjacent property owner's property via a vegetated swale at the base of the proposed fill slope. This directs water to the natural drainage way located at the edge of the proposed development property line, and away from the adjacent property owner.)*
- 23) Conveyance Calculations should be provided for the proposed conveyance system including the proposed channels and their associated pipes. *(Concur. Conveyance*

calculations have been added to the stormwater report.)

- 24) The northwest channel to BMP#1 appears to have a side slope at a lower or equal elevation as the emergency spillway. Please clarify the design or provide sufficient armoring. *(A berm has been added on the northwest side of the north channel to ensure water does not flow over the edge of the channel if the water surface elevation reaches the emergency spillway.)*
 - 25) The Applicant should replace Lawrence with Butler on Sheet C604 detail 2. *(Concur. The plans have been revised as noted.)*
 - 26) The construction of the channels should be added to the list of critical stages, requiring inspection during construction. *(Concur. The construction of the channels have been added to the list of critical stages requiring inspection during construction.)*
 - 27) Riprap apron calculations should be provided for the pipes flowing into and out of the BMP's. *(Concur. Riprap apron calculations have been added to the stormwater report.)*
 - 28) The Applicant should provide justification for the 5 inches per hour rate used for the infiltration basins. *(The estimated infiltration rate is for the amended soil placed in the bottom of the BMPs, not existing soils beneath the BMP. In accordance with the PA Stormwater BMP manual, it is desirable that underlying soils used in BMPs have infiltration rates ranging from 0.1 to 10 inches/hour. To compare, a soil classified as USCS GP-poorly graded gravel, has a typical range of 6.8 to 137 inches/hour. Using 5 inches/hour provides a conservative rate for the amended soil.)*
- t. The Applicant must provide to the Township copies of the following third party approvals:
- 1) Sewage Facilities Planning Modules or a letter of exemption from the PaDEP
 - 2) NPDES Permit from the PaDEP I Butler County Conservation District
 - 3) Letter of Service from the Butler Area Sewer Authority
 - 4) Letter of service from the Pennsylvania American Water Company
 - 5) Review letter from the Butler County Planning Commission
 - 6) Variance from the 25% limit on land coverage from the Center Township Zoning Board *(Concur. Applicant will provide the Township copies of the above listed third party approvals once they are acquired.)*

The Planning Commission recommended, contingent on (1) addressing comments per Township Engineer Olsen's review letter dated March 25, 2015; (2) conditional use approval, (3) variance approval; (4) Herold Farm subdivision approval; and (5) letter from the Township Solicitor stating procedure is acceptable, preliminary approval of the Cambridge Land Development No. 2015-03-09. Mr. Tom Demko agrees with contingency. ***Frenchak motioned, contingent on the Zoning Hearing Board granting the variance request on May 4, 2015, granting preliminary approval of the Cambridge Land Development No. 2015-03-09. Erie seconded. Motion carried.***

OLD BUSINESS:

1. Sheetz Conditional Use Request 2015-02: The Board held a public hearing on Monday, April 6, 2015 to obtain public comment and testimony from the parties involved in the conditional

use application filed by Sheetz, Inc. ***Latuska motioned approving Sheetz Conditional Use Request 2015-02. Erie seconded. Motion carried.***

2. Cambridge Healthcare Solutions Conditional Use Request 2015-03 : The Board held a public hearing on Monday, April 6, 2015 to obtain public comment and testimony from the parties involved in the conditional use application filed by Cambridge Healthcare Solutions PA. ***Latuska motioned approving Cambridge Healthcare Solutions PA Conditional Use Request 2015-03. Erie seconded. Motion carried.***

3. Office Relocation:

a. Latuska stated that *"If it is not broke, do not fix"*. Justification to relocate has not been provided. Cost of the move will exceed the \$8,000 projected to be saved. He refuses to spend taxpayers' dollars on the relocation. The Township spent, since January 1, 2015, \$10,000 for manual tarp system for trucks, \$158,000 for new truck, \$129,000 for salt, \$38,000 for anti-skid and \$5,000 on tools. Latuska polled the Board.

b. Frenchak stated he initially instigated the relocation when he requested updating the office area in the current building. He wants to know if it is feasible to relocate. He requests a comparison of updating both locations. Frenchak requested holding a public hearing for public opinion. He request the committee of Smallwood, Wulff and Amendolea provide numbers at the June meeting.

c. Wulff states he is continuing looking into the feasibility to relocate. He has quotes from various contractors. The maintenance facility is American Disabilities Act compliant, equipped with emergency generator and fully fire protected. Employees lose time traveling to current office. When vendors make deliveries, weigh slips are misplaced. Time clock would be installed and monitoring would be done at the building with no additional cost. The maintenance facility is not being used to its full potential. He suggests either (1) relocating office and hold meetings at Unionville Volunteer Fire Company or (2) move office and construct a meeting room at the same time.

d. Erie stated to relocate office and meeting room. In one (1) year the savings would be \$8,500 or \$85,000 in ten (10) years. Weigh slips are not always turned in to the office. He requests an estimate be provided for all proposed construction costs.

e. Smallwood stated the building is American Disabilities Act compliant. Many residents desire to attend meetings but are unable to. He contacted Wulff to get quotes for total relocation.

4. Henricks Road - No Left Turn Ordinance No. 2015-04-01: "On comparison to the PennDot Formula Sight Distance Table, a car pulling out of the driveway has a maximum sight distance of 290' to the left and 300' to the right to continuously see another vehicle approaching. When a car turns left off of Henricks Road to pull into the driveway, the maximum length of roadway a driver can see the rear of the vehicle position to turn into the driveway is 265', and the maximum length of roadway which the driver pulling into the driveway can see a vehicle approaching from the opposite direction is 315'. At 25 mph, the maximum

distances required are 161' for a driver approaching the rear of the vehicle making the left, and 157' for the driver turning left to see the vehicle approaching from the opposite direction. Therefore, if vehicles are traveling at the posted 25 mph speed limit, the sight distance is adequate in both of these directions.

However, by following PennDot guidelines, we estimate that the average driver likely travels around 35 mph, and some at even a faster speed. Sight distance is not adequate for the higher speed vehicles. If the Township wishes to keep using the leaf drop-off driveway, it should be posted "No Left Turn" both in and out.

In answer to Supervisor Smallwood's question at the last Supervisors meeting, the driveway could be moved to the crest of the hill to the South where there is adequate sight distance for making turns both into and from a driveway constructed at this location."

Latuska motioned, based on Township Engineer Olsen's recommendation, adopting Henricks Road - No Left Turn Ordinance No. 2015-04-01. Smallwood seconded. Motion carried.

5. Uniform Contract: Ms. Jenna Smaldino, UniFirst Uniforms, submitted a proposal for a uniform contract. After contacting current company, Cintas, an automatic renewal clause was not removed. Township Solicitor Gallagher states that previous Boards cannot enter into a contract binding future Board. ***Latuska motioned authorizing Township Solicitor Gallagher to send letter terminating the uniform contract Cintas and authorize Township Secretary/Treasurer Amendolea to contact UniFirst to establish uniform service. Erie seconded. Motion carried.***
6. Codification of Ordinances: Mr. Jeff Pierce, Olsen and Associates proposes to update the Center Township Codified Ordinances at a cost of not more than \$8,218.93. ***Latuska motioned authorizing Mr. Jeff Pierce, Olsen and Associates, to update current codified ordinances in the amount not to exceed \$8,218.93. Frenchak seconded. Motion carried.***

NEW BUSINESS:

1. County-Wide EIT Collection Seminar - 05/15-16/2015 - Hershey - \$50: Mr. Gary Rauschenberger requests authorization to attend the County-Wide EIT Collection Seminar in Hershey on May 15, 2015 and May 16, 2015. The registration fee, mileage and lodging to be paid by the Township. ***Latuska motioned authorizing Mr. Gary Rauschenberger to attend the County-Wide EIT Collection Seminar in Hershey on May 15, 2015 and May 16, 2015 with the registration, mileage and lodging to be reimbursed by the Township.. Erie seconded. Motion carried.***
2. Butler County Spring Convention - 05/21/2015 - Butler Country Club - \$28: The Butler County Association of Township Officials scheduled the Spring Convention for May 21, 2015 at the Butler Country Club at \$28.00 per attendee. There was no interest to attend.
3. State Representative Nesbitt's Lease Agreement: State Representative Nesbitt desires to rent an office in the Municipal Building, 419 Sunset Drive, on a month to month basis. There will be an representative at the Municipal Building on Thursdays from 9:00 a.m. to 3:00 p.m. ***Latuska motioned, contingent on adding one (1) day per week, authorizing Latuska to sign the State Representative Nesbitt's Lease Agreement. Erie seconded. Motion carried.***

PUBLIC WORKS DIRECTOR:

1. PA Clean Up Day: The PA Clean Up Day's purpose is to collect litter from roads and streams. If the Township collects residential waste, as in the past, the State will not provide free landfill services. The cost will be \$100.00 per ton. The Township will not have a residential waste collection due to the cost of disposal.
2. Roadmasters Roundtable - 05/13/2015 - Penn Township - \$35: *Latuska motioned authorizing Step Up Foremen Brewster to attend the Roadmasters Roundtable on May 13, 2015 at Penn Township at a cost of \$35.00. Erie seconded. Motion carried.*
3. Chainsaw Safety - 06/03-04/2015 - Penn Township - \$100: Step Up Foreman Brewster requests authorization to send employees to the two (2) day class for Chainsaw Safety at Penn Township on June 3, 2015 and June 4, 2015 at \$100.00 per attendee. *Latuska motioned authorizing Michael Iscrupe and Jared Smith to attend the Chainsaw Safety on June 3 and June 4, 2015 at Penn Township at a cost of \$100.00 per attendee. Smallwood seconded. Motion carried.*
4. Authorize Ad for 2015 Paving Project: The Township will pave Mercer Road from State Route 8 (SR0008) to Sunset Drive (T-442), McCandless Road, West Brewster Road and Pal Mar Drive. *Latuska motioned authorizing the advertising of the 2015 Paving Program. Smallwood seconded. Motion carried.*

ENGINEER'S REPORT:

1. Gas Well Safety: Township Engineer Olsen asked if the fire departments were instructed on action to be taken at gas well fires. If the well head is on fire, fire departments will provide traffic control and evacuations. Any structures on site will be the responsibility of the fire department.

SOLICITOR'S REPORT: None

MISCELLANEOUS:

1. Purchase of Rolling Stairs: Latuska stated that the employees need to climb on trucks to wash ~~with~~ which (*corrected 05/13/2015*) presents a safety hazard. The Safety Committee recommended purchasing rolling stairs. Step Up Foreman Brewster will get prices for the next meeting.
2. Butler County Inmates: Latuska reported that the Butler County inmates picked up trash from Glenwood Way. He stated residents need to respect the community.
3. McCandless Road: Before paving McCandless Road, the road crew needs to complete two (2) projects. First, a bridge needs reinforced because the roadway is collapsing. Second, a catch basin and 170 feet of pipe will be installed while reducing a curve in the area. Property owner is granting an easement of ten (10) feet.

4. Holyoke Road Project: Mr. Dewayne Croll requests the project be ~~stake~~ staked (*corrected 05/13/2015*) out prior to him leaving on vacation in two (2) weeks. Dirt will be moved to the intersection of Holyoke and Moore Roads. ***Smallwood motioned authorizing the installation of a catch basin at Holyoke Road and Moore Road. Frenchak seconded. Motion carried.***
5. Street Sweeping: Street sweeping will begin on April 13, 2015.
6. Elise Drive Stormwater Project: The project will begin in July. Mr. Knauer will need to provide a temporary right-of-way easement.

ADJOURNMENT:

The meeting adjourned to an executive session to discuss personnel at 9:40 p.m. The meeting reconvened at 10:09 p.m. No action was taken.

Latuska made a motion to adjourn at 10:10 p.m. Erie seconded. Motion carried.

Anthony A. Amendolea
Township Secretary/Treasurer

Edward G. Latuska
Chairman

Alan H. Smallwood
Vice Chairman

Andrew Erie
Supervisor

Kenneth J. Frenchak Jr
Supervisor

Phillip B. Wulff
Supervisor