

Board of Supervisors:  
*Edward Latuska, Chairman*  
*Alan Smallwood, Vice Chairman*  
*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  
 April 26, 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 6:45 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 via telephone; and Secretary/Treasurer Anthony Amendolea.

**APPROVAL OF AGENDA:**

*Schiebel motioned approving the agenda for the April 26, 2017 meeting. Ashbaugh seconded. Motion carried.*

**PUBLIC TO BE HEARD:** None

**MINUTES:**

*McCollough motioned approving the minutes of the Regular Meeting held on Wednesday, March 22, 2017. Cavaliero seconded. Motion carried.*

**SUBDIVISION & LAND DEVELOPMENTS:**

1. Jiffy Mart Land Development No. 2017-03-04, Preliminary, Expires 07/24/2017: With no representation, *Schiebel motioned tabling the Jiffy Mart Land Development No. 2017-03-04. Ashbaugh seconded. Motion carried.*
2. Duffy Highlands Major Subdivision No. 2017-04-07, Preliminary, Expires 07/24/2017: Mr. Robert Brennan presented. Mr. Brennan proposes a Planned Residential Development on Center Township Map 060-S7-B consisting of 39.23 acres (m/l) and Center Township Map 060-S7-BA consisting of 4.12 acres (m/l). There will be one hundred ten (110) units which consist of seventy-six (76) single family dwellings and thirty-four (34) duplexes. Duffy Highlands proposes 2.3 units per acre compared to the R-2, Multi-Family Zoning District permits eight (8) units per acre. Homeowner Association will maintain property, club house, swimming pool, sidewalks and stormwater retention areas. There will be a roundabout in the plan. Construction will be completed in four (4) phases. A request was submitted to

create three (3) new roads: Royal Aberdeen Boulevard, Gleneagles Drive and Muirfield Court. Butler County Planning Commission noted review was only for Phase I per review letter dated April 21, 2017. Due to a conflict of interest (owner of Hampton Technical Associates and Township Engineer Olsen have a business relationship) Township Engineer Olsen could not review the plan. However, he discussed Planned Residential Developments are authorized by the Pennsylvania Municipalities Code. Planned Residential Developments are tentatively approved followed by a public hearing held by the Board of Supervisors within sixty (60) days of the Planning Commission review. The developer has one (1) year to apply for final approval. Planned Residential Developments allow for negotiations or modifications to the zoning requirements. Scott Shoup, Shoup Engineering, comments are as follows:

- a. A written statement should be submitted describing why the PRD would be in the public interest and would be consistent with the Comprehensive Plan of the Township in accordance with Code Section 20-2604.A.
- b. Per Code Section 20-2604.I, a schedule should be provided for the anticipated filing of applications for final approval of each phase of the development.
- c. The plans should identify that they are for the "tentative application of a PRD".
- d. A written description of the improvement(s) that are intended to be constructed on Parcel C should be provided to the Township.
- e. The underlying zoning district of the PRD property as well as the zoning district(s) of the adjoining properties should be noted on the plans.
- f. Will grading of the development be phased or will it all occur with Phase I? (*bulk will be done during Phase I construction*)
- g. What are the purpose and use of Parcels A, B, C and D? Are they open space? Who will be responsible for the ownership and maintenance of these parcels? (*Homeowners Association*)
- h. The Township's Subdivision and Land Development Ordinance (SALDO) requires that temporary cul-de-sacs be provided when roads are proposed to be extended. Are temporary cul-de-sacs proposed on Gleneagles Drive at the Phase 1/Phase 3 and Phase 3/Phase 4 boundaries? (*will be provided*)
- i. Drawing Sheet PRD.1 shows the Phase 3/Phase 4 boundary crossing through the duplex party wall on Lots 424 and 425. Shouldn't the Phase boundary be at the lot line between Lots 326 and 424? (*error*)
- j. In what phase or phases will parcels C and D be created and recorded? Various phase limit lines cut across these parcels.
- k. A breakdown of the proposed density by phase within Center Township should be provided.
- l. SALDO requires 5 feet wide sidewalks in developments of this magnitude. Although it does not appear to be explicitly stated in the SALDO, it is assumed that sidewalks were intended to be required on each side of streets. The PRD proposes sidewalks on one side of each street. (*will*)
- m. It is noted that I am unsure of the location of the boundary line between Center Township and Butler Township. The location of the Township's boundary line should be verified.

- n. Are the adjoining properties to this development all on public sewers? Should sewer extensions and/or easements be provided to unsewered adjoiners? Is the easement behind lots 109 through 208 existing or proposed? (*easement will be provided*)
- o. A typical cross section of the proposed roads is provided on drawing sheet SP.1. The applicant's consultant should contact me to discuss the appropriateness of the cross section. In addition the following should be addressed:
- 1) The 20'0" width shown does not agree with other dimensions. (*corrected*)
  - 2) The cross section shows conflicting aggregate base course depths of 8 and 10 inches. (*will contact Scott Shoup*)
  - 3) An interim asphalt wearing course should be provided prior to the final wearing course. (*will contact Scott Shoup*)
- p. A typical cross section of the one way boulevard proposed for Royal Aberdeen Boulevard should be provided.
- q. Who will be responsible for the maintenance and upkeep of the circular "green space" at the intersection of Royal Aberdeen Boulevard, Gleneagles Drive and Muirfield Court? (*Homeowners Association*)
- r. A typical detail drawing of the proposed 5 feet wide asphalt trail should be provided.
- s. It is noted that an existing storm sewer is to be used which will cross Parcel A, Lot 112 and adjoining property owned by Patricia Double. The type and condition of this storm sewer is not identified. It is also unclear if an easement exists on the adjoining property owned by Patricia Double. It is suggested that consideration be given to extending the pipe further through Parcel A and Lot 112 and abandoning the old storm sewer pipe completely.
- t. Who will be responsible for ownership and maintenance of the off-street storm sewers and stormwater management facilities (ponds)? (*Homeowners Association*)
- u. The stormwater discharge points from stormwater basins A1 and A2 flow to the nearby stream on adjoining properties. In particular the discharge from stormwater basin A2 appears that it may create erosion on the adjoining property. Has any discussion occurred with the adjoiners as to creating easements or extending the stormwater pipes to the stream?
- v. It appears that an off-site sanitary sewer extension will occur on lands of Aubrey. What is the status of the easement for this sewer line? (*sales agreement with Aubrey provides easement*)
- w. It is suggested that the vertical curve proposed on Royal Aberdeen Boulevard at Station 3+90 be shortened to a K value of approximately 25. It is difficult for paving companies to maintain a grade on flatter sections of road and avoid ponding of water.
- x. On drawing sheet RP.1, the centerline intersection of "Gleneagles Drive" should be labeled at station 14+65 on the profile for Muirfield Court. Also, the sight distance for vehicles on Gleneagles Drive looking left on Muirfield Court should be calculated and provided. Is adequate sight distance proposed?
- y. The proposed storm sewer size and type between SDU A and EW AA on the profile on drawing sheet P.4 should be identified.
- z. The Center Township/Butler Township boundary line should be shown darker on the recording sheet.

- aa. The dimensions from the centerline of Duffy Road adjacent to Lot 101 on drawing sheet REC.1 are not legible.
- bb. On drawing sheet REC.2, Lot 209 is labeled as Lot 120.
- cc. In the stormwater management report the following words "anti-seep" (page iii), "weight" (page 5) and "rock" (page 6) are misspelled.

***Schiebel motioned, contingent on completion of items a through e, j, k, m, p, r, s, u, and w through cc, recommending granting tentative approval of the Duffy Highlands Major Subdivision No. 2017-04-07. Sloan seconded. Motion carried.***

**OLD BUSINESS:** None

**NEW BUSINESS:**

- 1. Cambridge Modification Request: With no representation, ***Schiebel motioned tabling the Cambridge Modification Request. Cavaliero seconded. Motion carried.***
- 2. Kaltenbach Bucolic Hall Request: Mike and Bradene Kaltenbach agreed with the majority of the proposed ordinance. They are concerned with the requirement of the security cameras. Sloan question the location of the property and asked if they talked to the neighbors. Cavaliero is against adopting the ordinance because it permits commercial enterprises in a residential area and there is no limit to number of halls per area. ***Schiebel motioned, contingent on adjusting time references from 9:30 p.m. to 11:00 p.m. in Section 4, 32j, v3 and Section 5 and limit to a five (5) mile radius. Sloan seconded.***

**MISCELLANEOUS:** None

**ADJOURNMENT:**

***Schiebel motioned adjourning the Regular Meeting at 8:21 p.m. Ashbaugh seconded. Motion carried.***

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ANTHONY A. AMENDOLEA  
Township Secretary/Treasurer