

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
David Heath, Engineer
John Nath, Building Code Official
Randall Brown, Zoning Officer

CENTER TOWNSHIP PLANNING COMMISSION

Regular Meeting Minutes
 April 28, 2021
 6:30 p.m.

CALL TO ORDER:

The Regular Meeting of the Center Township Planning Commission was called to order by Chairman Robert Wise at 6:32 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 (via telephone), Brad Cavaliero, Michael Chopp and Thomas Schiebel; Township Engineer David Heath and Township Secretary/Treasurer Anthony Amendolea.

APPROVAL OF AGENDA:

Cavaliero motioned approving the agenda for the April 28, 2021 meeting. Schiebel seconded. Motion carried.

PUBLIC TO BE HEARD: None

MINUTES:

- A. Regular Meeting - February 24, 2021: *Schiebel motioned approving the minutes of the Regular Meeting held Wednesday, February 24, 2021. Cavaliero seconded. Michael Chopp abstained. Motion carried 4 to 0.*

SUBDIVISION & LAND DEVELOPMENTS:

- A. J Gregg Lot Line Revision No. 2021-04-02, Final, Expires 07/26/2021: Mr. Stan Graff presented. Ms. Jean Gregg proposes to convey 0.587 acres (m/l) from 263 Henricks Road (Center Township Map 060-S12-CCB) to 261 Henricks Road (Center Township Map 060-S12-CC). Butler County Planning Commission had no comments per review letter dated April 22, 2021. Township Engineer Heath's comments are as follows:

1. Applicant shall determine and callout the total right of way width of Henricks road.
2. There appears to be a gas line running through both subject property lots. Applicant shall clarify if this is a public/private gas line. It appears this gas line is a service line to lot "Revised S12-CC" which travels through "Revised Lot 2". Applicant shall confirm if any easements exist around this gas line. If an easement does not exist in this area, applicant shall add an easement around the gas line within property "Revised Lot 2".
3. Applicant shall label the iron pins to be set on property corners or add a general note which states iron pins are to be added at all property corners.
4. Applicant has requested a waiver to not show existing topography on the plans.

Schiebel motioned to table the J. Gregg Lot Line Revision No. 2021-04-02 due to no

representation. Wise seconded. Motion carried.

Cavaliero motioned rescinding previous motion due to Mr. Stan Graff arriving. Wise seconded. Motion carried.

Cavaliero motioned, contingent on completion items 1 through 4, recommending approval of the J. Gregg Lot Line Revision No. 2021-04-02. Angiolieri seconded. Motion carried.

- B. McCall Lot Line Revision No. 2021-04-03, Final, Expires 07/26/2021: Mr. Stan Graff presented. Mr. and Mrs. Seth McCall propose to convey 1.232 acres (m/l) from 111 Landon Lane (Center Township Map 060-S11-A16) and 1.013 acres (m/l) from 104 Pinehurst Road (Center Township Map 060-S11-AB1 to 107 Landon Lane (Center Township Map 060-S11-A15). Butler County Planning Commission had no comments per review letter dated April 22, 2021. Wise stated to add Center Township Map 060-S11-A12 to the plan. Township Engineer Heath's comments are as follows:

1. Applicant shall clarify if there is an existing easement for the electric utilities running through the northwestern portion of the site and if so, add it to the subdivision plan.
2. Applicant has requested a waiver to not show existing topography on the plans.
3. Applicant shall label the iron pins to be set on property corners or add a general note which states iron pins are to be added at all property corners.
4. Applicant shall add an existing iron pin offset dimension to the iron pin near the northwestern property corner.

Cavaliero motioned, contingent on (1) adding Center Township Map 060-S11-12A and completion of items 1 to 4, recommending approval of McCall Lot Line Revision No. 2021-04-03. Wise seconded. Motion carried.

OLD BUSINESS:

- A. Jiffy Mart Dumpster Relocation Request: Mr. Joe Wendling presented. Mr. Paul Gill requests authorization to relocate dumpster enclosure to the northeast rear of the 1701 North Main Street Extension (Center Township Map 060-S4-16). ***Schiebel motioned tabling the Jiffy Mart Dumpster Relocation Request due to no representation. Angiolieri seconded. Motion carried.***

NEW BUSINESS:

- A. Adamosky Accessory Structure Request: Mr. Frank Adamosky request authorization to construct a fifth accessory structure at 236 South Benbrook Road (Center Township Map 060-3F43-28A). ***Cavaliero motioned tabling the Adamosky Accessory Structure Request due to no representation. Wise seconded. Motion carried.***
- B. Future POS Pre-Application: Mr. Michael Ogin presented. Mr. Jon Giles proposes constructing a three (3) storey office building and new road from North Main Street Extension (SR0008) to Sunset Drive (T-442) at 1975 North Main Street Extension (Center Township Map 060-2F106-14B).

MISCELLANEOUS:

- A. Future POS Stormwater: Mr. Michael Ogin updated the Planning Commission on the stormwater design at 1737 North Main Street Extension (Center Township Map 060-S4-19). As-built plan confirmed stormwater detention area calculations are incorrect. He stated he should have a revised plan for the next scheduled meeting on Wednesday, May 26, 2021.

- B. Sign Ordinance: Wise reported that Ms. Patricia Norling would like the Board of Supervisors to review the sign ordinance.
- C. Clearview Mall: Cavaliero asked if there was any progress on the condominium proposal.

ADJOURNMENT:

Schiebel motioned to adjourn at 7:15 p.m. Angiolieri seconded. Motion carried.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer