

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  
May 23, 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 May 23, 2018 meeting. McCollough seconded. Motion carried.*

**PUBLIC TO BE HEARD:** None

**MINUTES:**

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

**SUBDIVISION & LAND DEVELOPMENTS:**

A. A & D Holding Company Land Development No. 2018-05-05, Preliminary, Expires 08/21/2018: Mr. James Day, Hampton Technical Associates, presented. The plan proposes to expand the existing parking lot and construct a new building for warehouse use. Butler County Planning Commission had no comments per review letter dated May 16, 2018. Township Engineer Heath's comments per letter dated May 18, 2018 are, as follows:

1. The project falls within the Core Infill Overlay District, not Economic Resource Overlay District, as called out on the plans.
2. Confirmation of required utility services must be submitted. Section 14-404.C.6
3. Posting financial security in an amount and form acceptable to the Township Solicitor. Section 14-404.C.8
4. The proposed use of the building is not specified on the cover sheet.
5. The proposed building height is not specified on the cover sheet or plans. Section 20-905.E
6. The proposed lot coverage is not shown. Section 20-905.C
7. Please explain how the parking was calculated. It is unclear what use was applied to this, and where the square footage value was taken from, since there appear to be 3 existing buildings on site and one

- proposed building. Section 20-2001.F
8. An adequate number of handicapped parking spaces must be provided. Section 20-2001.B
  9. A demolition plan may be necessary for the existing gravel lot and any required tree clearing.
  10. The loading spaces must be labeled and dimensioned on the plan to confirm the requirements of Section 20-2002 A.
  11. Provide a certification and seal from the engineer on all plans and reports. Section 14-404.B
  12. Various Hydrologic Soil Groups are shown in the soils report, but only 'C' soils are used in calculations. Please verify that the appropriate curve numbers have been used.
  13. The minimum time of concentration is 5 minutes. Several of the sub-basins should be updated to reflect this standard. Section 21-702.H
  14. Infiltration testing is described in detail in the report, but the results do not match the exfiltration rate used in the calculations. The narrative explains the use of a rate equal to half of the field measurement, but the field measurement is described as 0.6 in/hr, and 0.81 in/hr is used in calculations.
  15. Some of the proposed work appears to be omitted from the study areas (grading in northeast corner, level spreader).
  16. Total site areas are inconsistent on the BMP worksheets.
  17. The unnamed tributary to Sullivan Run is designed as warm water fishery within the Sullivan Run watershed, and the Slippery Rock Creek PA Waterplan watershed. Please revise BMP worksheet 1.
  18. All existing non-forested pervious areas should be considered meadow in good condition. Section 21-304.B
  19. The tree line along the northern boundary appears different from the original submission in the existing condition. Please provide an aerial image to confirm this.

***Cavaliero motioned tabling the A & D Holding Company Land Development No. 2018-05-05 due to no representation. Sloan seconded. Motion carried.***

- B. McCandless Major Subdivision No. 2018-05-06, Preliminary & Final, Expires 08/21/2018: Mr. Frank Habenicht presented. The plan proposes to consolidate and adjust the lot lines of five (5) existing parcels being Franklin Township Maps 170-3F41-A2B, 170-3F41-A1, 170-3F82-14, 170-3F82-10A and 170-3F39-A10 and two (2) existing parcels being Center Township Maps 060-3F41-20 and 060-3F41-21 into two parcels, Lot A (282.3802 acres) and Lot B (221.0000 acres). The subject plan is split between Franklin Township and Center Township, with Lot B only being partially within Center Township. The Butler County Planning Commission had no comments per review letter dated May 7, 2018. Township Engineer Heath's comments per letter dated May 18, 2018 are, as follows:

1. The applicant shall include on the second plan sheet the request for sewage facilities planning waiver & non-building declaration per PaDEP document 3850-FM-BCW0349. The signatory language shall reference both Center and Franklin Townships.
2. Gateway is in support for the request for variance of the drawing scale being 1"=300'. Due to acreage of the parcels a larger scale is appropriate for plan legibility and plan clarity.

***Sloan motioned granting modification to Chapter 14, Section 14-403B3 permitting scale to be 1"=300'. McCollough seconded. Motion carried.***

***McCollough motioned, contingent on providing second plan sheet the request for sewage facilities planning waiver & non-building declaration per PaDEP document 3850-FM-BCW0349, recommending preliminary and final approval of the McCandless Major Subdivision No. 2018-05-06. Wise seconded. Motion carried.***

**OLD BUSINESS:** None

**NEW BUSINESS:**

- A. Butler County Real Estate Association: Sloan and Wise attended the seminar sponsored by the Butler County Real Estate Association on Monday, May 21, 2018. Mr. Nate Johnson suggests contacting smaller stores or companies to the Clearview Mall.

**MISCELLANEOUS:**

- A. Butler Floor and Carpet: Sloan questioned the status of the building permit for Butler Floor and Carpet. Township Secretary/Treasurer Amendolea reported that the Developers Agreement needs revised and approved by Township Solicitor Gallagher prior to issuance of the building permit.

**ADJOURNMENT:**

*Sloan motioned to adjourn at 7:07 p.m. McCollough Seconded. Motion carried.*

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ANTHONY A. AMENDOLEA  
Township Secretary/Treasurer