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Anthony Amendolea, Secretary/Treasurer
Michael Gallagher, Solicitor
Olsen Craft Associates, Engineer
Patrick Gauselmann, Zoning Officer

CENTER TOWNSHIP PLANNING COMMISSION

Regular Meeting Minutes
May 24, 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 6:30 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; and Secretary/Treasurer Anthony Amendolea.

APPROVAL OF AGENDA:

Schiebel motioned approving the agenda for the May 24, 2017 meeting. Cavaliero seconded. Motion carried.

PUBLIC TO BE HEARD: None

MINUTES:

Cavaliero motioned approving the minutes of the Regular Meeting held on Wednesday, April 26, 2017. McCollough seconded. Motion carried.

SUBDIVISION & LAND DEVELOPMENTS:

1. Jiffy Mart Land Development No. 2017-03-04, Preliminary, Expires 07/24/2017: Mr. James Day presented. Mr. Paul Gill proposes expanding existing business at 1701 North Main Street Extension (Center Township Map 060-S4-16) consisting of 1.016 acres (m/l). Butler County Planning Commission has not submitted a review letter. Mr. Jim Tomazich, Butler Area Sewer Authority, noted *"We are in receipt of the Olsen review letter for the above referenced Jiffy Mart project. Sanitary sewer service to the "old" facility is provided by a private grinder pump and force main to the sanitary sewer in Sunset Drive. This private system was installed in 1997, and at 20 years, The Authority has major concerns about the ability of this private pump, both age wise and size wise, to service a new, expanded Jiffy Mart. For these reasons we are requiring the developer to submit a sanitary sewer plan to the Authority for review and approval. We would also require a submittal from the developer with calculations for sanitary sewer flows, thus certifying that the flows to be generated by the new facility will not exceed 800 gallons per day. If anyone has questions, please feel free to contact the me."*

Township Engineer Olsen comments per review letter dated November 15, 2016 are as follows (*Mr. James Day's comments are italicized*):

- a. This proposed project will involve the consolidation of three separate lots owned by Jiffy Mart, Inc. and a re-subdivision into new Lot A and new Lot B.
 - 1) The Applicant should submit a separate Application for a Minor Subdivision Plan/Lot Consolidation Plan that will use Drawing SUB- I as its plan for recording purposes. (*The Lot Consolidation Plan has been separated out of site plan and processed independently. That plan is now recorded.*)
 - 2) For clarity, the Applicant should prepare a Land Development Plan that indicates proposed land development activities on proposed Lot A and proposed Lot B (this Land Development Plan may show activities combined as one concurrent Land Development Plan but it should include separate acknowledgements and signature blocks, perhaps located on a revised Land Development cover sheet.) (*Work that was originally shown to be done on Lot B (former Township office building tract) has been removed from this site plan. That minor work will not be done at this time.*)
 - 3) Proposed Lots A & B are within the C-1 Retail and service Commercial Zoning District. Proposed use of Lot A is a self-service fuel station with convenience store. Since the prior use of the parcel is a fuel dispensing station, we are of the opinion that a new conditional use hearing will not be required by the Zoning Officer. New fuel tanks are not permitted in front yards but the existing fuel tanks in the front yard will be re-used. (*Acknowledged. The new pump assembly will require new piping and instrumentation controls, with the existing tank cover pads being replaced. Upon exposure of tanks, the environmental and structural integrity inspection will be done. Existing tank/s may be replaced in-kind, if environmental inspection warrants.*)
- b. The new pump canopy is permitted to overhang the front yard to within 20' of the road right of way so the canopy as depicted on drawing C-4 is acceptable as scaled from the drawing. The Applicant should add building set back lines to the Site Plan C-5. (*Canopy sticks out over the setback line 17.5', and it's front edge is at 32.5' from the road right-of-way line. The building lines have been shown on C-5.*)
- c. Depicted parking on the Lot A site may not be of sufficient number. Zoning Ordinance Article XX, section 20-2001 E.6. states that "in the case of mixed uses, the total requirements of off-street parking spaces shall be the sum of the requirements for the various uses computed separately." Full service stations for autos need 2 spaces per pump (10 X 2 = 20) plus 13 spaces for convenience retail space for a total of 33 spaces. My interpretation of this requirement should be discussed at the public Planning Commission meeting. (*This development isn't classified, in part or whole, as a fuel service fueling station. A review of Butler Township, Cranberry Township and Marshall Township zoning ordinances reveal a range of required parking for convenience store with pumps to be 8 - 19 spaces. Fuel stations without a store do not require any stalls, other than for employees. Additionally, the fueling spot is considered a parking stall. The provided 22 customer/employee stalls are an adequate count, in excess of the required 13. Adding in the fueling spots of 10 stalls, increases the provided parking to 33.*)
 - 1) The parking geometry arrangement on Lot A does not appear convenient. The vehicles parked perpendicular along the front of the building may not have sufficient space to pull out without interfering with cars being fueled at the fuel islands. The Applicant should describe how vehicles will pull up to the pumps and in which directions. Perhaps the canopy and fuel pumps could be moved farther from the building. (*Building assembly has been shifted northward, and canopy/pump assembly shifted south. Original parking stall-to-pump island clearance was 21,5'. Current scheme shows 29'. An increase of 7.5' separation has been obtained.*)
 - 2) Parking spaces proposed along the eastern property line are diagonal to the curb

line which may result in drivers parking in those spots assuming that they must circle the building to exit. If so, this may conflict with traffic on the west side of the building. *(One stall has been eliminated and trash enclosure has been shifted south 1 stall, to minimize that perception.)*

- d. This plan will need a Highway Occupancy Permit from PennDot (as acknowledged by a note on drawing SUB-1). This permit will address driveway access as well as drainage. The Township may be required by PennDot to be a co-permittee on the PennDot permit. *(This is being done as a separated process from this site plan submission to Township.)*
- e. The Applicant may need to submit a PaDEP Sewage Facilities Planning Module and pay a fee to the Butler Area Sewer Authority for increases in sewage flows above 800 gallons per day. *(Sewage flows will not exceed 800 gpd.)*
- f. A land disturbance exceeding 1 acre requires the Applicant to submit an application for an NPDES Permit' to the PaDEP/Butler County Conservation District. No stormwater management plan or Erosion & Sediment Control Plan has been submitted to Center Township for review. *(The land disturbance is less than 1 acre and no NPDES Permit is required. An Erosion Control Plan is part of this site plan set. A separate submission of the Erosion and Sediment Control Plan will be made to the Butler County Conservation District for their issuance of an Erosion Control Permit. A Stormwater Management Plan for this site plan development will be submitted.)*
- g. The Bituminous Pavement Detail on Drawing C-7 has the superpave 9.5 millimeter mix and 25-millimeter mix reversed on the proposed courses. *(Detail has been corrected.)*
- h. The Applicant has shown non-specific details of a proposed retaining wall which will be used on the project. Walls above 4' in total height meet the definition of a structure requiring a separate building permit under the Uniform Construction Code. Any approval of this Land Development should be conditioned upon a separate building permit application being filed for this wall. *(The proposed retaining wall has been separated out of the site plan design and submitted as its own stand-alone plan for review, approval and Building Permit.)*
- i. A pedestrian safety fence should be designed to be installed at the top of the proposed retaining wall. *(This has been added to the retaining wall plan.)*
- j. Guiderail should be designed to be installed at the top of the retaining wall at locations susceptible to vehicular traffic on proposed Lot B. *(Concrete Jersey Barriers are being installed in lieu of guide rail.)*
- k. Bufferyard/screening meeting an opaque screen - Type A must be shown to be installed east of the new parking lot in front of the existing office building on proposed Lot B as required by Chapter 20, Article XVIII paragraph 20-1806 and screening Table in Appendix A. *(No Lot A work is now proposed by this site plan.)*
- l. The submitted stormwater report should be revised to include stormwater volume calculations, including a table. *(Acknowledged.)*
- m. Infiltration testing should be provided for the two-proposed bio-retention areas. *(No infiltration is proposed by either bio-retention areas.)*
- n. The submitted stormwater report should be revised to include a conveyance system analysis. *(There is no proposed conveyance system, other than the exit pipe from the front bio-retention facility. A capacity analysis has been made of that pipe and downstream pipe.)*
- o. A separate stormwater management plan set along with required notes, signature blocks, and soils information should be submitted. *(Acknowledged and will be submitted.)*
- p. Easements should be proposed on the plans for the proposed stormwater facilities or a "blanket"

easement note placed on the drawing granting the Township unlimited access to stormwater management features. *(A note to that effect has been placed on the stormwater management plan.)*

- q. The expected project schedule should be added to the stormwater report. *(Acknowledged.)*
- r. A summary table for the facility maximum return period design data should be added to the report. *(Acknowledged.)*
- s. A summary table for water quality depth and volume requirements should be added to the report. *(Acknowledged.)*

Township Engineer Olsen comments per second review letter dated March 15, 2017 are as follows:

- a. This plan was initially reviewed as part of a Subdivision and Land Development Application. The subdivision was subsequently separated and submitted and approved by the Township. The retaining wall construction phase was also subsequently separated and submitted and approved by the Township. This Land Development Plan review is considered for proposed development items not previously approved.
- b. The Applicant has submitted as part of this Application a copy of a letter dated February 7, 2017 from Project Engineer James Day to Center Township, responding to our initial project review letter. We suggest that this letter be reviewed at the public meetings since it resolves almost all of the issues previously brought up for discussion. See above.
- c. A stormwater management report should be submitted for review by the Applicant. It is stated in the response letter described in (2) above that it will be submitted.
- d. Once the Stormwater Management Plan is submitted and approved, a reduced size copy of the plan drawings should be labeled as "Exhibit A" and made a part of a Stormwater Management Operation and Maintenance Agreement (which is part of the Township's Act 167 Stormwater Management regulations). This Agreement with attached Exhibit A, will necessarily be executed and recorded by the Applicant at the Butler County Recorder of Deeds Office.
- e. If the Applicant is required by the Pennsylvania Department of Transportation to have Center Township be a Co-Permittee on its Highway Occupancy Permit, the HOP Application should be presented to the Center Township Board of Supervisors for official action by the Board at a public meeting.
- f. The Applicant's engineer must prepare for Township approval a construction cost estimate for Township-required improvements. The estimate must include parking lot paving, storm sewers, stormwater management, project lighting, and landscaping.
- g. The Applicant must provide performance security in a form approved by the Township Solicitor in an amount equal to 110% of the approved Engineers Cost Estimate.
- h. The Applicant contends that the land development, once complete and operational, will not produce more than 800 gpd of sanitary sewage. The Applicant must provide a letter of service from the Butler Area Sewer Authority, acknowledging these estimates. If more than 800 gpd is expected, the Applicant must provide Sewage Facilities Planning Modules or an Exemption from the PaDEP.
- i. The Applicant must provide a review letter from the Butler County Planning Commission.

Township Engineer Olsen comments per third review letter dated May 16, 2017 are as follows:

- a. It is our understanding that The Applicant is still working with his Architect on the size of the proposed new buildings and site improvements. This submission is an update of work contemplated while site retaining walls are completed.
- b. We suggest that The Applicant submit to The Township a written letter granting The Township an extension of review time.
- c. This plan was initially reviewed as part of a Subdivision and Land Development Application. The subdivision was subsequently separated and submitted and approved by the Township. The retaining wall construction phase was also subsequently separated and submitted and approved by the Township. The retaining walls are currently under construction. This Land Development Plan review is considered for proposed development items not previously approved.
- d. The Applicant has submitted as part of this Application a copy of a letter dated February 7, 2017 from Project Engineer James Day to Center Township, responding to our initial project review letter. We suggest that this letter be reviewed at the public meetings since it resolves almost all of the issues previously brought up for discussion. A copy is attached.
- e. A stormwater management report should be submitted by the Applicant for review. It is stated in the response letter described in (2) above that it will be submitted.
- f. Once the Stormwater Management Plan is submitted and approved, a reduced size copy of the plan drawings should be labeled as "Exhibit A" and made a part of a Stormwater Management Operation and Maintenance (O and A) Agreement (which is part of the Township's Act 167 Stormwater Management regulations). This Agreement with attached Exhibit A, will necessarily be executed and recorded by the Applicant at the Butler County Recorder of Deeds Office.
- g. If the Applicant is required by the Pennsylvania Department of Transportation to have Center Township be a Co-Permittee on its Highway Occupancy Permit, the HOP Application should be presented to the Center Township Board of Supervisors for official action by the Board at a public meeting.
- h. The Applicant's engineer must prepare for Township approval a construction cost estimate for Township-required improvements. The estimate must include parking lot paving, stormsewers, stormwater management, project lighting, and landscaping.
- i. The Applicant must provide performance security in a form approved by the Township Solicitor in an amount equal to 110% of the approved Engineers Cost Estimate.
- j. The Applicant contends that the land development, once complete and operational, will not produce more than 800 gpd of sanitary sewage. The Applicant must provide a letter of service from the Butler Area Sewer Authority, acknowledging these estimates. If more than 800 gpd is expected, the Applicant must provide Sewage Facilities Planning Modules or an Exemption from the PaDEP. The Applicant is working with the sewer Authority to resolve this issue.
- k. The Applicant must provide a review letter from the Butler County Planning Commission.

Mr. Day presented an extension of sixty (60) days.

Schiebel motioned accepting the extension of sixty (60) days and tabling the Jiffy Mart Land Development No. 2017-03-04. Sloan seconded. Motion carried.

2. McGinnis Minor Subdivision No. 2017-05-08, Final, Expires 08/22/2017: Mr. James McGinnis presented. He proposes to subdivide 1.68 acres (m/l) from Center Township Map 060-2F61-26 consisting of 185.28 acres (m/l). Right-of-way will be conveyed to Lot 1. The existing cistern will be used for stormwater management, if adequate. Butler County Planning Commission had no comments per letter dated May 19, 2017. Township Engineer Olsen comments are as follows (*Ms. Cheryl Hughes comments are italicized*):
- a. The purpose of the Application appears to be the subdivision of a 1.68- acre lot from other lands of the Applicant. (*Comment only*)
 - b. The property is located within the R-1A Zoning District, requiring minimum lot frontage of 125'. This proposed lot 1 does not have 125' frontage on a street to which the property has access. Proposed Lot 1 may meet the definition of a "flag lot". A flag lot is defined in Codified Ordinance Chapter 20 Section 20-202 as a parcel connected to a street by a narrow strip of land, not less than 50' wide. Figure # 10 in Appendix B indicates that this strip can be a right of way. (*Comment only*)
 - c. Although on-lot sewage test data was not submitted as part of this subdivision application , it may have been submitted to the Township separately. This submission must be verified and the Townships SEO must certify that the lots being created are suitable for on-lot sewage treatment. (*Sewage planning modules were submitted to the Township*)
 - d. The submission meets the definition of a Minor Subdivision and therefore must meet requirements in the subdivision and Land Development Ordinance as codified as Chapter 14 section 14-403.G.I. The submission includes these requirements. (*Comment only*)
 - e. It appears that extensions of utilities to proposed Lot 1 may necessarily be via the 50' wide strip of land denoted "Proposed 50' Private R/W". The Applicant may wish to augment that description to include rights of ingress and to extend private utilities if this is what is intended. (*Owner is satisfied with the private right-of-way designation as is*)
 - f. We recommend that the Township 's on-lot sump detail be added to the plan. (*Owner will address stormwater control at planning Commission Meeting*)
 - g. Since the County Recorder's Office will now accept paper originals, the Applicant is advised that Center Township will accept paper plans for signature and recording. (*Comment only*)
 - h. The Applicant must submit the plan to the Butler County Planning Department for comments. (*Butler County Planning Commission approved this plan at their May 17, 2017 meeting*)
 - i. The Applicant is advised that he must apply to the Township separately for a driveway permit and that he may wish to verify adequate sight distance for unrestricted right and left turns into and from the point of new lot access to the public road. (*Driveway is existing*)
- Schiebel motioned, contingent on receipt of the approval of the Sewage Facilities Planning Module Component 1 from the Pennsylvania Department of Environment Protection, recommending final approval of the McGinnis Minor Subdivision No. 2017-05-08. Sloan seconded. Motion carried.***
3. Future POS Land Development No. 2017-05-09, Preliminary, Expires 08/22/2017: Mr. Mike Ogin presented. Mr. Giles proposes constructing a 15,000 square foot professional office building located at 1975 North Main Street Extension (Center Township Map 060-2F106-14B). The consisting of 59.215 acres (m/l) currently fronts on both State Route 8

(SR0008) and Sunset Drive (T-442). He proposes an access driveway for Sunset Drive (T-442) to the proposed office building. Butler County Planning Commission had no comments per letter dated May 19, 2017. Township Engineer Olsen comments are as follows:

- a. The Applicant had informally approached Center Township in the past to discuss possibly connecting the property to SR0008 by adding a fourth leg to the South Benbrook Road traffic signal. The traffic signal was designed to provide future access to the drive-in theater and what is now the Giles' property. Also discussed was a possible public or private road connection of SR0008 to Sunset Drive. We suggest that some "master plan" discussions be held with the Supervisors or Planning Commission so that the Township may be able to assist in some long-range planning that could benefit both the Applicant and the Township. *(The Owner is aware of the access at the existing traffic signal along SR 008 as well as a potential connection between Sunset and SR 008, but at this time is only proposing a building to expand his existing business. The driveway has been designed in a location that will provide future access across the property and potentially to SR 008. The Owner does not have any future plans to develop the property at this time, but will discuss planning with the Township as necessary.)*
- b. The Butler County Conservation District had notified the Township that previous land disturbances on the parcel by other parties were not done in conformance with regulations of the Commonwealth. The Applicant should discuss with the Township how this noncompliance issue has been resolved and, in particular, if the limits of disturbance as indicated on the current submittal are completely independent from this issue. The Applicant's stormwater management report states that about 7.6 acres will be disturbed and this information is included in an NPDES permit Post Construction Stormwater Management Report. *(A new NPDES permit will be submitted to the BCCD and will be completely independent from the previous NPDES permit because the previous NPDES permit was done to provide an off-site borrow site for the construction of the Sheetz along SR 008. The Applicant plans to address the issues of the borrow site when the contractor is on-site for the Future POS construction. We have discussed this option with the BCCD and they agree that this is a good approach due to the circumstances.)*
- c. The Applicant has provided documents that indicate that there has been no deep mining in the project area. Therefore, it is our opinion that no subsidence risk assessment is needed. (SALDO section 14-804) *(Comment noted.)*
- d. The proposed land development is within a C-2 Highway Commercial Zoning District and it meets permitted use and area requirements. It abuts residential uses and therefore, screening consisting of 50% evergreen type hedges and 50% deciduous hedges and trees (SALDO section 14-905. c.) are required. The application is currently showing the land development to be an "office use" on a 59.215-acre parcel. Rather than providing the new required screening, the Applicant is proposing that existing trees around the site to remain as a buffer. The Applicant should apply for a "modification" to allow this preservation of existing vegetation to fulfill his screening obligation. *(The Applicant is requesting to use the existing vegetation that is on-site to provide the required screening. The existing vegetation has established itself as a variety of brush/trees/shrubs that create a visual barrier between the development and the adjoining property that meet the height requirements of the ordinance. Modification request is attached.)*

Although not a requirement for approval by the Township, the Applicant may also wish to consider subdividing his property to provide a limitation to this buffer, possibly creating a 7 or 8-acre parcel around the new office that would preserve existing vegetation rather than the whole 59-acre site. A separate subdivision application would necessarily be required in order to do this. *(The Applicant will consider subdividing the property in the future when more development is proposed. At that time, the property lines will be established that will maintain the required buffer vegetation.)*

- e. The Applicant is proposing connecting his proposed 15,000 square foot office to existing sanitary sewers of the Butler Area Sewer Authority. A letter of service availability prepared by the BASA should be provided to the Township by the Applicant. Depending upon expected

sewage discharges, the Applicant may have to prepare and submit Sewage Facilities Planning Modules for the land development or receive an exemption from this requirement from the PaDEP. *(The SFPM exemption mailer has been submitted to both the Twp and BASA. A letter from BASA approving the flows for the project should be sent to the Twp in the near future. After flows are approved, we will continue the sewer planning with both the Township and DEP.)*

- f. No site lighting is proposed or required. If there is a decision to provide site lighting it must conform to Zoning Ordinance section 20-1802.B.6 and 20-1802.C. *(Comment noted.)*
- g. Zoning Ordinance section 20-1805 requires at least 10% of the property to be landscaped with 5% of the total property landscaped between the principal building and the abutting street. The Applicant's submission probably meets this requirement but his project engineer should confirm this. *(Calculations have been noted on sheet C101 that shows that the plan is in compliance with this section of the ordinance.)*
- h. The Applicant is proposing gravel parking lots and access drives which do not comply with Zoning Ordinance section 20-2001.E.10. At a minimum, the pavement should be tar and chip or a bituminous surface treatment that will be dustless and capable of being painted and striped for parking spaces delineation. *(Per Section 20-2001.E.10 of the zoning ordinance, it states that gravel can be used for parking lots. The Applicant has chosen to keep the gravel parking lot and install wheel stops adjacent to the building. The line striping shown on the plans is just for planning purposes.)*
- i. The Applicant has completed his Application as a request for preliminary and final approval. Since there are no public utility extensions needed, the Township may permit a concurrent submission for both preliminary and final approval. *(Comment noted.)*
- j. A traffic impact analysis must be provided by the Applicant where, in the opinion of the Planning Commission or Township Supervisors, proposed development will affect the circulation of vehicular traffic at key intersections. The Township should inform the Applicant if this traffic analysis is needed. *(Comment noted.)*
- k. The Applicant is proposing water service being provided by the Pennsylvania American Water Company. The Applicant must provide a letter of service availability from the Water Company. *(Water Serviceability letter will be provided to the Township when received from PA American Water. In a discussion with personnel at PA American Water, they indicated that water service is available along Sunset Drive.)*
- l. Information must be provided regarding the location of the nearest fire hydrant. *(The nearest fire hydrant has been shown on the plans (Sheet C102). The fire hydrant is located along Sunset Drive, approximately 100' south of the property line.)*
- m. The Applicant must provide evidence of approval of an NPDES permit before a building permit or grading permit can be issued by the Township. Diversion Swale No. 1 may not provide adequate erosion protection until runoff is discharged to a watercourse with defined bed and bank. The project engineer should discuss this with the Butler County Conservation District and modify the E & S design if required by the BCCD. *(Comment noted. An NPDES permit application will be submitted to the BCCD. The approval will be submitted to the Township once received by our office.)*
- n. An infiltration basin has been proposed by the Applicant but soil infiltration test results must be provided to assure that standing water does not propagate mosquitoes. *(Infiltration test results will be submitted to the Township when complete. These test results will also be submitted along with the NPDES submission to the BCCD.)*
- o. The Applicant must execute and record an Operation and Management Agreement for stormwater management. Reduced size copies of the PCSM drawings should be attached. This form is available on the Township's website. *(Comment Noted. Executed agreement will be provided to the Township prior to construction.)*
- p. The Applicant must provide for approval an Engineer's Construction Cost Estimate for

Township-required improvements including landscaping, stormwater management, storm sewers, and paving. *(A construction cost estimate has been prepared and is being submitted for review and approval.)*

- q. A bond or other form of performance security must be submitted by the Applicant in the amount of 110% of the approved Engineer's Construction Cost Estimate as a condition of final approval. *(Comment noted. Bond will be provided prior to construction.)*
- r. The Applicant must provide a review letter from the Butler County Planning Commission. *(Review letter from the Butler County Planning Commission is attached. They had no comments on the plans.)*

Schiebel motioned recommending granting modification to Chapter 14, Subdivision and Land Development, Section 14-905.C which requires "Screenings: Wherever natural screening is being planted to meet a screening requirement of the zoning regulations ~~Chapter 20~~ (Chapter 20) (corrected 06/28/2017), such screen shall consist of fifty (50) percent evergreen or evergreen type hedges and fifty (50) percent shrubs and deciduous trees interplanted with a variety and size at the time of planting that said plantings will attain a height of at least six (6) feet within three (3) years" by permitting a thirty (30) foot width of screening. Ashbaugh seconded. Motion carried.

Schiebel motioned, contingent on Items e, h, j, k, m, n and q, granting preliminary and final approval of the Future POS Land Development No. 2017-05-09

OLD BUSINESS:

1. Comprehensive Plan Review: The Board of Supervisors appointed John Brautigam, Kenneth Frenchak and Anthony Shakely to the Comprehensive Planning Committee. Township Engineer Olsen will contact Mr. Rick Grossman to meet with the Board of Supervisors for their approval as using him as a consultant to the Comprehensive Plan Review Committee.

NEW BUSINESS:

1. McGinnis Sewage Facilities Planning Module: Mr. James McGinnis is subdividing 1.68 acres (m/l) from Center Township Map 060-2F61-25 consisting of 185.28 acres (m/). He is required to submit Sewage Facilities Planning Module Component 1 to the Pennsylvania Department of Environmental Protection. ***Cavaliero motioned authorizing Schiebel to sign the McGinnis Sewage Facilities Planning Module Component 1 for submission to the Pennsylvania Department of Environmental Protection. Ashbaugh seconded. Motion carried.***

MISCELLANEOUS:

1. Veterans Administration Health Clinic: The Veterans Administration Health Clinic received their Occupancy permit. The Township will withhold twenty (20) percent of the stormwater management performance bond to ensure stormwater is complete. There was a question of why did they not appear before the planning Commission to discuss the stormwater problem with the "Emergency Access" drive.
2. Sheetz/Clearview Mall Signal: The signal has not been re-signalized. PennDot received the request on May 9, 2017.

ADJOURNMENT:

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

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer