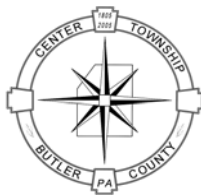


Board of Supervisors:  
*Edward Latuska, Chairman*  
*Alan Smallwood, Vice Chairman*  
*Ronald Flatt, Supervisor*  
*Kenneth Frenchak Jr, Supervisor*  
*Philip Wulff, Supervisor*



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

Center Township Board of Supervisors  
Regular Meeting Minutes  
June 14 , 2017  
6:30 p.m.

**CALL TO ORDER:**

Chairman Edward Latuska called the Regular Meeting, of the Center Township Board of Supervisors, to order at 6:31 p.m. The meeting was held at the Unionville Volunteer Fire Company Firehall, 102 Mahood Road, Butler PA 16001.

**ROLL CALL:**

In addition to Chairman Latuska, present were Vice Chairman Alan Smallwood; Supervisors Ronald Flatt, Kenneth Frenchak, and Philip Wulff; Township Solicitor Michael Gallagher; Township Engineer Olsen; and Township Secretary/Treasurer Anthony Amendolea.

**PUBLIC TO BE HEARD:**

1. Latuska asked Mr. Joe Penrod, Cambridge Healthcare Solution, why he did not return his numerous phone calls. The Board and Planning Commission had concerns with bypassing the Planning Commission on the proposed stormwater management plans. Dale Herold and Ray Heichel still have stormwater issues on their properties. The Township has rules and regulations to follow.
2. Mr. Nathan Wulff, 5168 McCandless Road: Mr. Wulff presented the Unionville Volunteer Fire Company report for May 2017 as follows:

Type of Calls	Number of Calls
Motor vehicle accidents	7
Automatic fire alarms	6
Service calls	6
Structure fires	0
Medicals	2
Brush fires	0
Dive calls	2
Vehicle fires	0
Landing Zone	0
Total	23

The fire department purchased a new boat. Crossfire is holding a fundraiser for Unionville Volunteer Fire Company which will use the funds to outfit the boat. The fire department signed a contract to purchase a new engine at a cost of approximately of \$630,000.00.

**MINUTES:**

1. Agenda Setting Meeting - May 8, 2017: *Latuska motioned approving the minutes of the Agenda Setting Meeting held on Monday, May 8, 2017. Frenchak seconded. Motion carried.*
2. Regular Meeting - May 10, 2017: *Latuska motioned correcting, Engineer's Report, Item 4 "Broad" should read "Board", the minutes of the Regular Meeting held on Wednesday, May 10, 2017. Frenchak seconded. Motion carried.*

**TREASURER'S REPORT:**

1. May 2017: *Latuska motioned approving the May 2017 Treasurer's Report. Frenchak seconded. Motion carried.*
2. Warrant List 17-05-10: *Latuska motioned approving Warrant List 17-05-10. Flatt seconded. Motion carried.*
3. Warrant List 17-06-11: *Latuska motioned approving Warrant List 17-06-11. Flatt seconded. Motion carried.*

**ZONING REPORT:** May 2017: Construction costs were \$738,088.00 fees collected were \$1,297.10.

**SUBDIVISION & LAND DEVELOPMENTS:**

1. 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)*

The Planning Commission recommended, contingent on receipt of the approval of the Sewage Facilities Planning Module Component 1 from the Pennsylvania Department of Environment Protection, granting final approval of the McGinnis Minor Subdivision No. 2017-05-08.

***Latuska motioned, contingent on receipt of the approval of the Sewage Facilities Planning Module Component 1 from the Pennsylvania Department of Environmental Protection, granting final approval of the McGinnis Minor Subdivision No. 2017-05-08. Frenchak seconded. Motion carried.***

- 2. 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 2F106-14B~~, *which consists (corrected 07/12/2017) 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.)*

The Planning Commission recommended 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), 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."*

The Planning Commission recommended, contingent on completion of Items e, h, j, k, m, n, o and q, granting preliminary and final approval of the Future POS Land Development No. 2017-05-09.

***Flatt motioned granting modification to Chapter 14, Subdivision and Land Development, Section 14-905.C for screening to accept up to meeting the ordinance. Frenchak seconded. Wulff abstained. Motion carried 4 to 0.***

***Flatt motioned, based on Mr. John Giles consent, contingent on completion of Items e, m, o and q, granting preliminary and final approval of the Future POS Land Development No. 2017-05-09 with the understanding that a traffic study may be required for future development. Frenchak seconded. Wulff abstained. Motion carried 4 to 0.***

#### **OLD BUSINESS:**

1. Gateway Engineers Proposed Road Design: The Board authorized Gateway Engineers to do a cost estimate of constructing a two lane road from North Duffy Road to Lions Road with a possible connection to the United States Route 422. Mr. Joel MacKay, Butler County Planning Commission, and Mr. Mike Ogin, The Gateway Engineers, could assist the Township to apply for grants.

- 2. Z View Enterprises Liquor License Resolution No. 2017-06-13: The Board of Supervisors held a public hearing on Monday, June 12, 2017 to obtain comment on a request by Z View Enterprises to engage in the intermunicipal transfer of a restaurant liquor license R-18245 (currently in safekeeping with the PLCB) from the City of Butler to the Giant Eagle located 1521 North Main Street Extension for the purpose of selling beer for on premises consumption and to go and wine to go.

Smallwood is against. Alcohol, pharmacy and groceries should not be in the same building.

Flatt stated the State of Pennsylvania made a mistake in changing the liquor law. More alcohol addiction than opioid addiction. Carry out would be fine. No security within to prevent.

Frenchak stated Flatt and Smallwood comments are warranted but enforcement is outside the Township's jurisdiction.

Wulff stated he is neutral. His concern is the large store and area.

***Latuska motioned to adopt the Z View Enterprises Liquor License Resolution No. 2017-06-13. Wulff seconded. Board was polled:***

<i>Flatt</i>	<i>Nay</i>
<i>Frenchak</i>	<i>Aye</i>
<i>Latuska</i>	<i>Aye</i>
<i>Smallwood</i>	<i>Nay</i>
<i>Wulff</i>	<i>Aye</i>

***Motion carried 3 to 2.***

- 3. Duffy Highlands Planned Residential Development Tentative Approval: The Board of Supervisors held a public hearing on Monday, June 12, 2017 to consider tentative approval for Duffy Highlands Planned Residential Development. The development will be completed in four (4) phases and consist of seventy-six (76) single family dwellings and thirty-four (34) duplexes. The development is located east of North Duffy Road and Cornell Drive. The property is located at 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). Planned Residential Developments are a permitted use in the R-2, Multi-Family Zoning District. Mr. Mark Lesnick's response (*italicized*) to the April 24, 2017 review letter from Shoup Engineering.

- 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.
  - 1) Duffy Highlands, a Planned Community is a PRD that is in the public interest. Duffy Highlands is a residential development consisting of 111 homes targeted towards the "empty nester" homeowner. An empty nester homeowner can be characterized as a homeowner who is typically:

- a) mid-fifties or older
  - b) usually there are no longer any children at home
  - c) usually desire a one-story residence or at least prefer the master bedroom on the first floor
  - d) often desire less exterior maintenance including smaller yards
  - e) prefer common amenities and open space that is maintained by an association
- 2) Duffy Highlands is precisely this type of community and Center Township is seriously lacking in product types for this homeowner. Duffy Highlands is located such that it also provides excellent access to public amenities such as shopping and health care.
  - 3) The home styles being proposed in Duffy Highlands will add value to the existing neighborhood and increase property values and tax base while having less of an impact on public infrastructure such as public education and transportation than other uses would.
  - 4) Duffy Highlands is consistent with the Center Township Comprehensive Development Plan. The comprehensive plan projects the population of Center Township to be 9889 in 2020 compared to 8182 in 2000 (page 3-7). With this increased growth comes the necessity of additional housing. Also, the two age ranges with the highest population in 2000 were the 40 to 44 age group and the 45 to 49 age group (page 3-12). Today in 2017, these residents are 57 to 66. Duffy Highlands is designed for precisely this age group.
  - 5) Duffy Highlands is consistent with the intent of the Center Township Comprehensive Plan Steering Committee as shown in the following excerpts:
    - a) “Clearly, residential growth and a variety of housing options for an aging community were at the top of the list...” (9-3)
    - b) “The use of flexible techniques such as performance oriented overlay districts, mixed-use districts and development models was also recommended.” (9-3)
    - c) Consideration was given to expanding the Township’s tax base and creating a broader palette of options for property owners, where those options represent logical alternatives to current land uses.” (9-5)
    - d) “The planning objectives, of course, would be to encourage sustainable growth, provide property owners with reasonable development options and to simplify and clarify current land use regulations to introduce increased flexibility.” (9-5)
  - 6) The parcels that are part of the Duffy Highlands plan were projected to be developed in the Comprehensive Plan (see the Summary of Projected Development Map in the Comprehensive Plan) and they were projected to be developed within 10 years (*see the Future Development Map in the Comprehensive Plan*).
  - 7) Duffy Highlands is consistent with desires of the residents according to the survey results in the Comprehensive Plan.
    - a) 63.9% of respondents want open space, recreation facilities in new developments
    - b) 47.2% are age 56 or older
    - c) Overwhelming majority of residents believe single family residential is the highest ranked type of development that the township should encourage in the next ten years
    - d) Duffy Highlands is consistent with goals in the Implementation Plan of the Comprehensive Plan such as:
      - e) “Reduce minimum lot sizes where public utilities are available and direct access to residential developments is from a collector roadway.” (12-6)



- 8) Finally, some of the goals of Duffy Highlands are to provide a residential development that clusters the homes closer together, increase common open space, and reduce infrastructure. In this respect, Duffy Highlands is very consistent with the Hamlet Model and Village Model under the development models section.
- 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.
  - 1) Duffy Highlands is projected to be built in 4 phases. Our projected timetable for submission for final approval for each phase is:
    - a) Phase 1 summer 2017
    - b) Phase 2 winter 2018
    - c) Phase 3 summer 2019
    - d) Phase 4 summer 2020
  - 2) Much of the grading of phases 1 through 3 will be executed during phase 1 due to stormwater and infrastructure requirements.
- c. The plans should identify that they are for the "tentative application of a PRD". *(This has been added to the cover sheet.)*
- d. A written description of the improvement(s) that are intended to be constructed on Parcel Cc should be provided to the Township. *(Parcel C will contain the primary community facilities. We are planning a community clubhouse, community swimming pool, cluster mailboxes and community parking.)*
- 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. *(Zoning added to Sheet OV.1.)*
- f. Will grading of the development be phased or will it all occur with Phase I? *(Grading will be completed throughout the duration of the project per phase.)*
- 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? *(Parcels A, B, C, and D are community open space. They will be owned and maintained by Duffy Highlands Homeowner's 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? *(Temporary cul-de-sacs have been added where requested.)*
- 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? *(Phase Line has been adjusted.)*
- j. In what phase or phases will parcels C and D be created and recorded? Various phase limit lines cut across these parcels. *(These parcels have been divided into separate areas to be recorded per phase.)*
- k. A breakdown of the proposed density by phase within Center Township should be provided. *(This breakdown has been added to the plan.)*
- 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. *(A waiver has been requested to allow for the sidewalks to be installed along one side of the street.)*
- 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. *(Location of Township line has been adjusted to meet tax records.)*
- n. Are the adjoining properties to this development all on public sewers? Should sewer extensions and/or easements be provided to unsewered adjoining? Is the easement behind lots 109 through 208



existing or proposed? *(Adjoining properties along Duffy Road are not currently serviced by public sewers. The developer has provided a sanitary sewer easement along the rear of lots 109 – 208 and between 206 and 207 for future tie in to the proposed sewer system.)*

- 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.
  - 2) The cross section shows conflicting aggregate base course depths of 8 and 10 inches.
  - 3) An interim asphalt wearing course should be provided prior to the final wearing course. *(Cross section has been revised to address these items.)*
- p. A typical cross section of the one-way boulevard proposed for Royal Aberdeen Boulevard should be provided. *(Cross section has been added.)*
- 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? *(The Homeowner Association will maintain all open space and roadway median areas.)*
- r. A typical detail drawing of the proposed 5 feet wide asphalt trail should be provided. *(A detail has been added to Sheet D.2.)*
- 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. *(The existing storm pipe above has been relocated to address this comment.)*
- t. Who will be responsible for ownership and maintenance of the off-street storm sewers and stormwater management facilities (ponds)? *(The Homeowner Association will manage the proposed stormwater management facilities.)*
- 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 adjoining owners as to creating easements or extending the stormwater pipes to the stream? *(A site walk of the property has been conducted and it is felt that the outfalls from these facilities can take place within a drainage channel on the developed property and sufficient erosion controls can be installed to prevent any erosion. If this cannot be accomplished the adjacent property owners will be contacted to acquire an easement. Or the outfall pipes can be piped to the stream that is situated on site in the south east corner of the property.)*
- 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 sewerline? *(The sanitary easement through the Aubrey's Property is included within the sales agreement and will be finalized at the time of closing.)*
- 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. *(The Vertical Curve has been reduced to the minimum 60' so the 'k' value has been reduced to 20.)*
- 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? *(Intersection has been labeled on sheet RP.1. Attached is the Sight distance calculation the minimum sight distance is 103'. Sight distance along Muirfield Court is 139 LF a profile has been attached.)*
- 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. *(Pipe slope and type has been added to profile.)*

- z. The Center Township/Butler Township boundary line should be shown darker on the recording sheet. *(Item has been addressed.)*
- aa. The dimensions from the centerline of Duffy Road adjacent to Lot 101 on drawing sheet REC.1 are not legible. *(Item has been addressed.)*
- bb. On drawing sheet REC.2, Lot 209 is labeled as Lot 120. *(Item has been addressed.)*
- cc. In the stormwater management report the following words "anti-seep" (page iii), "weight" (page 5) and "rock" (page 6) are misspelled. The PCSM Plan should provide plan showing the drainage areas and BMP locations and designations as referenced in the approved PCSM as related to the NPDES Permit for the site, 165-105. *(These items have been addressed.)*

***Latuska motioned granting tentative approval of the Duffy Highlands Planned Residential Development. Smallwood seconded. Motion carried.***

***Latuska motioned authorizing Township Solicitor Gallagher to prepare the Findings and Conclusions for the Duffy Highlands Planned Residential Development. Smallwood seconded. Motion carried.***

**NEW BUSINESS:**

1. 2017 Fee Resolution No. 2017-06-14: The Board of Supervisors voted to add an application fee of \$300.00 for road bonds. ***Latuska motioned adopting the 2017 Fee Resolution No. 2017-06-14. Smallwood seconded. Motion carried.***
2. Ratify Summer Student Workers Help Wanted Ad: The Board of Supervisors place an ad in the Butler Eagle for six (6) days at a cost of \$136.10. ***Latuska motioned ratifying placement of a "Help Wanted" ad in the Butler Eagle for summer student hires for six (6) days at a cost of \$136.10. Frenchak seconded. Motion carried.***
3. Release XTO Energy Holding Tank Bond: XTO Energy is requesting the release of their holding tank bond in the amount of \$4,200.00. Doug Duncan, Sewage Enforcement Officer completed a final inspection and holding tanks were removed from the site. ***Latuska motioned, based on Sewage Enforcement Officer Duncan's recommendation, releasing XTO Energy's Holding Tank Bond in the amount of \$4,200.00. Smallwood seconded. Motion carried.***
4. Proposed Bucolic Hall Ordinance: Frenchak met with Mr. and Mrs. Kaltenbaugh to discuss the "Bucolic Hall" ordinance. He wants to discuss with Mr. Jan McDonald, owner and operator of the White Barn, the proposed ordinance. ***Frenchak motioned tabling the proposed "Bucolic Hall" ordinance. Smallwood seconded. Motion carried.***
5. Advance Open Water Diving Certification Training: Unionville Volunteer Fire Company is sending Nathan Wulff, Zack Clark, Russ Weitzel, Tyler Glasgow and Shaun Milkovich to an Advance Open Water Diving Certification training course on Friday, June 16, 2017 through Sunday, June 18, 2017 in Bethlehem, Pennsylvania. They request coverage through the Township's Workers Compensation insurance. ***Latuska motioned authoring Nathan Wulff, Zack Clark, Russ Weitzel, Tyler Glasgow and Shaun Milkovich from Unionville Volunteer Fire Company to travel to the Advance Open Water Diving Certification training on Friday, June 16, 2017 through June 18, 2017 in Bethlehem, Pennsylvania to be cover by the Township's Workers Compensation insurance.***
6. Schedule Life Choices Inc Conditional Use Hearing: Life Choices Inc submitted a Conditional Use application to operate a group (Maternity) home at 296 Holyoke Road

(Center Township Map 060-2F106-24F1). The property is zoned "R-1" Single Family Residential District which permits group homes subject to all requirements set forth in Chapter 20, Article XIX, Section 20-1908.A.7. Flatt stated is a contributor to Life Choices, Inc. ***Latuska motioned (1) scheduling the conditional use hearing for Monday, July 10, 2017 at 6:00 p.m. to be held at the Unionville Volunteer Firehall and (2) authorizing placement of ad in the Butler Eagle Editions of Sunday, June 25, 2017 and Sunday, July 2, 2017. Smallwood seconded. Motion carried.***

7. Schiebel's Resignation: Mr. Thomas Schiebel, Center Township Planning Commission Chairman, submitted his resignation effective immediately to the Board of Supervisors. ***Latuska motioned accepting, with deepest regrets, Thomas Schiebel's resignation from the Planning Commission effective immediately. Frenchak seconded. Motion carried.***
8. Summerville Requests Waiver for Building Permit Fee: Mr. Joe Summerville wants to place a mobile home in Beacon Lite Mobile Home Park. He requests a waiver from the building permit fee of approximately \$450.00. ***Latuska motioned not to waive the building permit of approximately \$450.00. Flatt seconded. Motion carried.***

#### **PUBLIC WORKS:**

1. Release JB Mill & Fabricating Road Bond (Glenwood Way T-831): Mr. Pat Murray requests the release of the JB Mill and Fabricating Road Bond in the amount of \$2,500.00 for Glenwood Way (T-831). ***Latuska motioned, based on Step Up Foreman Brewster's recommendation, to release JB Mill and Fabricating Road Bond in the amount of \$2,500.00 for Glenwood Way (T-831). Flatt seconded. Motion carried.***
2. Litter Pickup: Smallwood contacted Boy Scouts Troop 30 from Oakland Township. They would be interested in picking up litter along Center Township roads. Smallwood will schedule for Fall. The Board will make a donation upon completion.
3. Summer Student Hires: Step- Up Foreman Brewster and Latuska interviewed four (4) individuals for Summer help. ***Latuska motioned, contingent on the receipt of a negative drug and alcohol test, to appoint David G. Fleeger and Jeremy D. Hanford as Summer employees at the rate of \$9.00 per hour with no benefits. Flatt seconded. Motion carried.***

#### **ENGINEER'S REPORT:**

1. Lakewood Drive/Hull Lake Repair: Fire department will try again to locate the release valve by using divers and sonar equipment. The agreement between the Township and the Hull Lake Association has not been signed.
2. Cambridge Healthcare Solutions PA Request to Release Bonds: Mr. Dave Hargrave, Cambridge Healthcare Solutions PA, requests release of the following bonds:
  - a. North Duffy Road Improvement Bond: Mr. Hargrave requests release of eighty-five (85) percent (\$50,303.00) of the current bond of \$59,180.00. ***Flatt motioned, with the consent of Mr. Joe Penrod, to release ninety (90) percent of the North Duffy Road Improvement Bond in the amount of \$53,262.00 with the remaining \$5,918.00 to be discussed at the Wednesday, July 12, 2017 meeting. Latuska seconded. Motion carried.***
  - b. Landscape Buffer Installation Bond: Mr. Hargrave requests release of one hundred (100) percent of the current bond of \$28,028.00. ***Flatt motioned, with the consent of***

**Mr. Joe Penrod, to release ninety (90) percent of the Landscape Buffer Bond in the amount of \$25,225.20 with the remaining \$2,802.80 to be discussed at the Wednesday, July 12, 2017 meeting. Latuska seconded. Motion carried.**

- c. Storm Sewer System Bond: Mr. Hargrave requests release of one hundred (100) percent of the current bond of \$679,609.00. **Flatt motioned, with the consent of Mr. Joe Penrod, tabling the release of the Storm Sewer Bond until the Wednesday, July 12, 2017 meeting. Latuska seconded. Motion carried.**
3. Clearview Mall/Sheetz Traffic Signals: PennDot approved the change to the signalization at the Clearview Mall/Sheetz signal. Township Engineer Olsen will contact Mr. Jerrod Crosby, Wooster and Associates, for status of change.
4. Blatt's Water Runoff: Township Engineer Olsen investigated the water runoff complaint by Ms Tammy Blatt, 1514 North Main Street Extension. He stated the situation could not be remedied.

**SOLICITOR'S REPORT:**

1. Pinehurst Road (T-603) Bridge: Township Solicitor has not received a reply from the Pennsylvania Utilities Commission.
2. Croll Waterline/Meter: The board agrees to amend the release agreement to include the following statement, if Mr. Croll replaces the survey stakes:  
*"The parties agree that should Center Township require the relocation of Croll's water line, or water line meter, that the Township shall bear the cost of such relocation. The parties shall agree on the area that said water line and/or water meter shall be placed in the event that relocation is required, which agreement shall not be unreasonably withheld."*
3. Margate Court Right-of-Way Release: Township Solicitor Gallagher stated Mr. Dennis Beblo agreed to reimburse the Township for the cost of the Township Engineer preparing a drawing showing the area of the "paper" right-of-way and for the Solicitor to prepare a Release of Right-of-Way.

**MISCELLANEOUS:** None

**ADJOURNMENT:**

*The meeting adjourned to executive session at 8:55 p.m. to discuss litigation. The meeting reconvened at 9:29 p.m. with no action taken.*

**Latuska made a motion to adjourn at 9:30 p.m. Frenchak seconded. Motion carried.**

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Anthony A. Amendolea  
Township Secretary/Treasurer

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Edward G. Latuska  
Chairman

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Alan H. Smallwood  
Vice Chairman

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Ronald E. Flatt  
Supervisor

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Kenneth J. Frenchak Jr  
Supervisor

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Phillip B. Wulff  
Supervisor