

Board of Supervisors:
 Ronald Flatt, *Chairman*
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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
 June 23, 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 6:30 p.m. at the Unionville Volunteer Fire Company Firehall, 102 Mahood Road, Butler PA 16001.

ROLL CALL:

Present, in addition to Wise, were members Brad Cavaliero, Michael Chopp and Thomas Schiebel; Township Engineer Heath; and Township Secretary/Treasurer Anthony Amendolea. Members Nicholas Angiolieri was absent.

APPROVAL OF AGENDA:

Schiebel motioned approving the agenda for the June 23, 2021 meeting. Cavaliero seconded. Motion carried.

PUBLIC TO BE HEARD: None

MINUTES:

- A. Regular Meeting – May 26, 2021: *Cavaliero motioned approving the minutes of the Regular Meeting held on Wednesday, May 26, 2021. Chopp seconded. Schiebel abstained. Motion carried.*

SUBDIVISION & LAND DEVELOPMENTS:

- A. Padglek Minor Subdivision No. 2021-06-04, Final, Expires 10/21/2021: Ms. Becky Karns presented. Ms Karen Padglek proposes to subdivide 48.031 acres from 111 Roads End Lane (Center Township Map 060-2F63-5) consisting of 52.065 acres. The remaining acreage will be subdivided into two (2) non-building lots consisting of 29.245 and 18.786 acres. The Butler County Planning Commission had no comments per review letter dated June 16, 2021. Township Engineer Heath and Ms. Cheryl Hughes discussed the following items on June 15, 2021:

1. We have added Private designation to Road's End Lane
2. Waiver for Contour requirement was submitted with application (copy attached)
3. Unable to find documentation for electric easement, gas easement shown but no width available.
4. Iron pins to be set have been noted on the plan

Township Engineer Heath's comments per letter dated June 18, 2021 are as follows:

1. Applicant has requested a waiver to not show existing contours on the plan.

Cavaliero motioned authorizing Chairman Wise to sign the Request for Planning Waiver and Non-Building Declaration. Schiebel seconded. Motion carried.

Cavaliero motioned recommending granting the modification to Chapter 14, Article IV, Section 14-403B.3.e. Chopp seconded. Motion carried.

Cavaliero motioned, contingent on Sewage Enforcement Officer Duncan's review, recommending approval of the Padglek Minor Subdivision No. 2021-06-04. Schiebel seconded. Motion carried.

- B. Giles Holdings Revised Stormwater Plan No. 2021-06-05, Final, Expires 10/21/2021: Mr. Michael Ogin presented. Mr. John Giles submitted revised plans that show the garage, driveway and stormwater facilities that are constructed on the Giles Holdings property located at 1735 North Main Street Extension (Center Township Map 060-S4-18A). The Board of Supervisors requested Mr. Giles submit these revised plans to show the field changes that were made during construction which included revisions to the parking lot area. As part of the changes to the parking lot area, we reviewed the stormwater calculations to confirm that the pond was adequately sized and found that it had not been constructed properly. Our plans show that the pond needs to be cleaned out, embankment graded properly, and needs to have the orifice hole placed in the outlet structure. Mr. Scott Shoup, Shoup Engineering, comment is as follows:

1. revisions should be implemented as depicted on Drawing Sheet Nos. C-602, Ex-A and Ex-B.

Wise motioned, contingent on removing depiction of the stormwater retention area located on 1737 North Main Street Extension (Center Township Map 060-S4-19), recommending approval of the Giles Holdings Revised Stormwater Plan No. 2021-06-05. Cavaliero seconded. Motion carried.

OLD BUISNESS:

- A. McCall Lot Line Revision No. 2021-04-03: Wise reported that the correction to the McCall Lot Line Revision No. 2021-04-03 was made and he signed the plan to be recorded.

NEW BUSINESS:

- A. Proposed "C-1" Retail and Service Commercial District Amendment: Mr. Don Graham, Dillon McCandless, King, Coulter and Graham, presented an ordinance amending Chapter 20, Zoning, Article IX, "C-1" Retail and Service Commercial District, Section 20-905, "Lot Area, Yard and Height Requirements" and Article XXI, Section 20-2101, "Requirements for Parking, Paragraph D providing regulations for shopping centers. A conceptual plan for subdividing five (5) lots (anchor stores) from the Clearview Mall was presented. *Cavaliero motioned recommending approval of the proposed "C-1" Retail and Service Commercial District amendment. Wise seconded. Motion carried.*
- B. Young Third Accessory Structure Request: Mr. Nicholas Young presented. Mr. Young wants to install a pool on his property at 230 Mahood Road (Center Township Map 060-3F39-8PA). The property has two (2) accessory structures, garage and shed, constructed. *Wise motioned approving the third accessory structure. Schiebel seconded. Motion carried.*

MISCELLANEOUS:

- A. Jiffy Mart: Cavaliero reported that Jiffy Mini Mart sign is being constructed. He questioned if there were any restrictions on the placement of the dumpster.
- B. Forest Oaks: Township Engineer Heath met with the contractor for Weaver Homes.
- C. Lakewood Drainage: Cavaliero asked that the Public Works Department take a look at the drainage along Lakewood Drive (T-709). He asked if property owners could be restricted from placing yard waste and leaves in the drainage system.
- D. Boy Scouts: Schiebel stated that the Herman Boy Scouts Troop 39 was in attendance.

ADJOURNMENT:

Schiebel motioned to adjourn at 7:34 p.m. Cavaliero seconded. Motion carried.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer