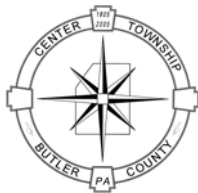


Board of Supervisors:  
Ronald Flatt, *Chairman*  
Philip Wulff, *Vice Chairman*  
Edward Latuska, *Supervisor*  
Robert Sloan, *Supervisor*  
Alan Smallwood, *Supervisor*



*Anthony Amendolea, Secretary/Treasurer*  
*Michael Gallagher, Solicitor*  
*Gateway Engineers, Engineer*  
*Patrick Gauselmann, BCO/Zoning Officer*

**CENTER TOWNSHIP PLANNING COMMISSION**

Regular Meeting Minutes  
June 26, 2019  
6:30 p.m.

**CALL TO ORDER:**

The Regular Meeting of the Center Township Planning Commission was called to order by Thomas Schiebel at 6:32 p.m. at the Unionville Volunteer Fire Company Firehall, 102 Mahood Road, Butler PA 16001.

**ROLL CALL:**

Present, in addition to Schiebel, were Vice Chairman Robert Wise; members Nicholas Angiolieri, Brad Cavaliero and Robert Sloan; Township Engineer David Heath; and Secretary/Treasurer Anthony Amendolea.

**APPROVAL OF AGENDA:**

*Schiebel motioned approving the agenda for the June 26, 2019 meeting. Cavaliero seconded. Motion carried.*

**PUBLIC TO BE HEARD:** None

**MINUTES:**

A. May 22, 2019: *Sloan motioned approving the minutes of the Regular Meeting held Wednesday, May 22, 2019. Cavaliero seconded. Angiolieri abstained. Motion carried 4 to 0.*

**SUBDIVISION & LAND DEVELOPMENTS:**

A. Elliott Land Development No. 2019-04-02, Preliminary & Final, Expires 07/29/2019: Mr. James Day presented. Mr. Ed Elliott proposes to construct a 5,000 square foot office building and associated parking lot, with space for a 5,000 square foot future office building and associated parking, on a 1.00 acre parcel identified as Lot 2, with property address identified as 117 Henricks Road, Butler PA 16001 (Center Township Map 060-S3-6A). Township Engineer Heath performed a completeness review #1, review #2 and review #3 per letters dated April 22, 2019, May 21, 2019 and June 24, 2019, respectively, as follows (*Mr. Day's response is italicized*):

1. Please show the limits of disturbance boundary on the plans and verify that no NPDES permit is required. The lot is referenced as 1 acre on the plans, and grading appears to extend onto the adjacent lot as well.

*Review response #2: The Limits of Disturbance is shown on the Erosion and Sediment Control Plan. The proposed disturbance is purposely limited to less than 1 acre, to avoid an NPDES permit. Butler County Conservation District*

*has acknowledged such and has proceeded likewise with a Non-permit ES review. Grading that you refer to as onto adjacent lot, is within the delineated disturb limits and under same ownership as site plan tract and is an allowed activity.*

**The comment has been addressed.**

2. If an NPDES permit is required, a final erosion and sedimentation control plan must be reviewed and approved by the Pa Department of Environmental Protection. Copies of all approval letters and permits should be provided upon receipt. Section 14-404.C.4

*Review response #2: No NPDES Permit is required. A copy of the approval letter from Butler County Conservation District will be provided when received.*

**The comment has been addressed.**

3. Confirmation of required utility services must be submitted. Section 14-404.C.6

*Review response #2: Letters from water and electrical providers are provided. BASA is doing a concurrent review of sewer application and will issue their letter in due time. Gas service is not proposed for the project.*

**The comment has been addressed.**

4. Posting financial security in an amount and form acceptable to the Township Solicitor. Section 14-404.C.8

*Review response #2: A cost estimate has been prepared for township approval of same, for setting bond amount.*

**The estimate is acceptable. The Applicant may remove the items and amounts for ‘Sewer Testing and Inspection’ and ‘Conduit and wiring’.**

5. A reference to the Core Infill Overlay District should be added to the plans.

*Review response #2: This has been added to the zoning info on Cover Sheet.*

**The comment has been addressed.**

6. The grading along Henricks road does not appear to properly tie off and should be adjusted. There appears to be an extra 1354 contour shown.

*Review response #2: Applicant response: The grading graphics have been corrected. The graphic fix does not materially change the plan.*

**The comment has been addressed.**

7. When enclosed drainage courses have velocities greater than 10 fps, these courses must be lined or protected to prevent scour. The culvert from ST-5 to ST-4 required this condition to be met. Section 14-604.C.1

*Review response #2: The indicated ordinance subject is a lining recommendation implied for corrugated metal or RCP pipe. The project proposes plastic smooth-interior pipe, of which scour lining is not warranted. The Ordinance should be reviewed by Board of Supervisors, with consideration to have this section modified, to have a pipe flow depth associated with the velocity.*

**The comment has been addressed.**

8. The proposed use for Phase 2 is referred to as General Office space. Parking requirements for this use are different from those of motor vehicle sales-this requires 1 space for each 300 sq. ft. of floor area. Please provide the proper number of spaces for each use. Section 20-2001.F

*Review response #2: The parking tabulations on Cover Sheet have been revised to reflect the higher stall count as the planned development, as use of General Office Use.*

**Comment (note: this information was emailed to Mr. Day on May 15, 2019):**

- a. **The resubmitted plan set indicates that the current phase is now general office use as shown on Sheet C-4. If the proposed phase is also general office use, this would correspond to 10,000 square feet. The parking requirement of 1 space per 300 square feet of floor area would require a total of 34 required spaces. This must be corrected.**
- b. **The parking tabulation on the cover sheet no longer indicates two phases, which**

**must be corrected to include ultimate build-out.**

9. Specify the proposed building height to ensure it meets the 35' maximum height. Section 20- 908.E  
*Review response #2: The zoning tabulations on Cover Sheet have been expanded to include this requirement. The Site Plan proposed building now has a note stating a maximum allowed building height. There are no building plans available yet to show any proposed height, but logic implies the basement and 1 story building will be less than 35' height.*  
**The comment has been addressed.**
10. The project address should be listed on the cover sheet.  
*Review response #2: The Project approximate address is listed on the project cover sheet heading. There is no specific 911 address for this particular building lot.*  
**The comment has been addressed.**
11. No erosion and sediment control measure are shown on the provided plan.  
*Review response #2: There is a separate plan set for Erosion and Sediment Control, which is concurrently reviewed and approved by Butler County Conservation District.*  
**The comment has been addressed.**
12. Please provide a Stormwater Management Site Plan for review. Section 21-802.A  
*Review response #2: A separate PCSM Plan set has been prepared and is submitted herewith.*  
**The comment has been addressed.**
13. No soil web survey information has been provided. Please include this in the report.  
*Review response #2: The required information of soil type(s) and delineations are in the PCSM Report, and on Plan. The site is entirely of Canode Silt Loam (CIB) soil type. The required we survey report content has been added as Appendix E of the PCSM Report.*  
**No revised PCSM report has been provided. This was requested by email to Mr. Day on May 15, 2019.**
14. The Operations and Maintenance Agreement in Appendix D of the ordinance should be included in the report.  
*Review response #2: This has been added to the SWM Report as Appendix F.*  
**No revised PCSM report has been provided. This was requested by email to Mr. Day on May 15, 2019.**
15. Delineated drainage areas begin at the edge of pavement of Henricks Road; however the road appears to be crowned with no ditches or inlets along the property. Please verify that no drainage from the road will reach the site.  
*Applicant response: At the time of initial survey, there were gravel shoulders. Since plan was prepared, Township had repaved this portion of road and also paved the former gravel shoulders. Subsequently, portions of the road stormwater now run off onto the project site. The stormwater drainage shed has been revised to reflect this in the SWM Report. This does not materially affect the plan or calculations.*  
**The comment has been addressed.**
16. Please explain why different manning's values (0.150 and 0.110) are used for the pre- development drainage areas in subcatchments 1S and 6S.  
*Review response #2: Subshed 6S Tc overland Mannings coefficient has been revised to be consistent with that of high grass (0.15). It is noted that the coefficients for grass surface ranges from 0.15 to 0.11. The smaller value was used, since the site is mowed.*  
**No revised PCSM report has been provided. This was requested by email to Mr. Day on May 15, 2019.**
17. Flow lines of storm sewers and drop inlets shall be a minimum 18" below the lowest part of the

subgrade. Verify that this condition is met and provide drainage areas maps for the inlets. Section 14-603.B.5.b.

*Review response #2: An Inlet Drainage area plan is added to the PCSM Plan set to supplement the pipe capacity calculations. Pipe sizes have been revised to 10" Sch-40 PVC to obtain additional pipe cover. A request for waiver of minimum 15" pipe size is requested on basis of supporting calculation justifying the smaller pipe sizes, to obtain more pipe cover. Additionally, these pipes are not within any township street, nor future consideration of such becoming township streets.*

**Given that the project is a private development, it is acceptable to use the pipe sizes mentioned in the Applicant response. However, no revised PCSM report has been provided to verify the calculations. This was requested by email to Mr. Day on May 15, 2019.**

18. Provide storm sewer pipe sizing calculations for the entire network. The provided sheet excludes some pipes. Storm profiles should be provided as well.

**No revised PCSM report has been provided. This was requested by email to Mr. Day on May 15, 2019.**

19. Treatment volume calculations for infiltration trenches should be calculated as shown below:

$$\text{Volume} = \text{Bed Bottom Area (SF)} \times \text{Infiltration Design Rate (in/hr)} \times \text{Infiltration Period (hr)} \times (1/12)$$

Please provide infiltration testing results per the DEP BMP manual standards to support the infiltration rate used in the calculations.

*Review response #2: No infiltration is credited or used.*

**The comment has been addressed.**

20. Provide a detail and design calculations for the proposed level spreader.

*Applicant response: A detail of the Level spreader is added to Site Plan Sheet C-5. There are no sizing requirements.*

**The comment has been addressed.**

21. Provide a construction sequence indicating the critical stages of the project, for which a licensed professional must be present.

*Review response #2: The critical stages for inspection have been added to the PCSM Plan.*

**The comment has been addressed.**

22. Section I. Information

- a. B.4. - Provide signature blocks for Center Township Planning Commission and Board of Supervisors, and Butler County Planning Commission.

*Review response #1: These have been added to the cover sheet.*

**The items have been added to the Post Construction Stormwater Management Plan. However, they must be added to the Site Development Plan Cover Sheet.**

- b. C.2. - Add a note to the Existing Conditions Plan indicating the ultimate discharge of stormwater (stream name).

*Review response#1: Notation has been added to Existing Conditions Plan, that all flows are to an unnamed tributary of Sullivan Run.*

**The item has been provided.**

- c. C.4. - Add a note to the Existing Conditions Plan pertaining to absence or presence of underground mining or risk of subsidence.

*Review response#1: A note has been added to the Existing Conditions plan indicating there are no mined areas at the project site.*

**The item has been provided.**

- d. C.5. - Add a note to the Existing Conditions Plan pertaining to the absence or presence of wetlands on the subject property.

*Review response#1: A note has been added to the Existing Conditions plan indicating there are no wetlands at the project site.*

**The item has been provided.**

- e. E.4. - Indicate the minimum lot frontage required on the Cover Sheet, and include a table for provided/required dimensions.

*Review response#1: The minimal lot frontage has been added to plan cover sheet. All other pertinent data is shown.*

**The Applicant stated that this had been added to the Cover Sheet. However, the Site Development Plan has not been resubmitted to verify the information.**

- f. F.4. - Label all curb return radii on the Site Plan.

*Review response#1: The CAD Dimensions layer has been turned on and plotted, to reflect the radius and dimensions.*

**The item has been provided.**

- g. F.9. - Show all curb lines on the Site Plan, and differentiate line work to clearly identify site features.

*Review response#1: The curb lines are already shown. The only asphalt curb used is at the west edge of the driveway going north, to rear of building. All other pavement is just edge of pavement, and grading is sloped away from edges.*

**The Applicant states that all of the curb lines were previously shown. We question how runoff will be controlled without curbing around the full perimeter of the driveway. The current design will allow runoff to bypass Storm Inlet 4 and discharge on the downstream property.**

- h. G.5. - Add a note to the Existing Conditions Plan indicating the absence or presence of oil wells on the subject property.

*Review response#1: A note has been added to the Existing Conditions plan indicating there are no oil wells at the project site.*

**The item has been provided.**

- i. I.1 - The construction drawings must address how the existing sanitary sewer is to be utilized/connected to the proposed building. The existing sewer is currently shown under the proposed building. Provide a copy of the BASA approval letter.

*Review response#1: The Site Plan, note 10 indicates the existing sewer lateral line is to be decommissioned in place with a grout plug. Construction of the building will repave any encountered piping. A new 6" PVC line will be installed. BASA plan review is concurrent with townships plan review and a BASA approval letter will be provided when obtained.*

**The item has been provided.**

- j. I.8. – Add a note to the Site Plan indicating the distance to the nearest hydrant.

*Review response#1: A note has been added to the Existing Conditions plan that the nearest fire hydrant is at the SR-308 intersection at 518' distant.*

**The item has been provided.**

23. Section II. Documentation Submission Requirements

- a. D.2. - Provide a copy of the application form to Butler County Planning Commission.

*Review response#1: A copy of the BCPC application will be provided.*

**The Applicant states that these will be submitted in a future submission.**

- b. E. - Provide executed agreements with all utility providers, including availability letters.

*Review response#1: Utility availability letters are provided for the water and electric services. Executed utility agreements can be provided at time of construction, as site plan approval and developers agreement needs to occur first.*

**Availability letters have been provided. However, the Applicant states that the utility agreements will be provided at the time of construction.**

- c. I- Provide the consultant fee escrow.

*Review response#1: Applicant has been notified to replenish any shortfall in prior paid escrow fee.*

**The Applicant has been notified by the Design Engineer to provide any additional required escrow.**

- d. J- Prior to Final Approval provides a performance guarantee - 110% of improvements.

*Review response#1: The Applicant will make arrangements for the performance agreement. A Cost Estimate has been prepared for township approval of amount.*

**The Applicant has provided a cost estimate, which is acceptable. The Applicant may remove the items titled 'Sewer Testing and Inspection' and 'Conduit and wiring'.**

- e. K- Prior to Final Approval provides an escrow fee – 15% of improvements.

*Review response#1: The Applicant will make arrangements for the escrow fee.*

**The Applicant has been notified by the Engineer to provide the escrow fee.**

- f. M - Complete and provide a Sewage Planning Module or Exemption, along with DEP approval when obtained.

*Review response#1: The BASA application and plan review are the in-kind module exemption, and BASA approval will be provided when obtained.*

**The Applicant states that this has been submitted to BASA and will be provided following their review.**

Butler Area Sewer Authority's comment:

*The Authority cannot issue approval for a "blank canvas" building as has been requested by Mr. James Day, Engineer for Mr. Elliott. Under Authority/DEP regulations, as well as Township Zoning requirements as you have verified, the change from a residential mobile home to an office building for a 5,000 sf office building is a major change in use. We must know the specific use intended, with an appropriate Sanitary Sewer Plan submitted for approval for this change in use. Mr. Elliott will get credits for the Planning Module and Sewer Permit issued for the original mobile home on this lot. If the new development is truly to be only a 5,000 sf office space, a new planning module will not be required. However, the plan submitted to the Authority to date shows a 5,000 sf basement level and a 5,000 sf first floor level. If both floor levels are to be developed for office space, then a Planning Module would be required. Mr. Day has indicated that the basement would most likely be for car storage only, but I can't verify that fact."*

24. Additional Items Outlined in Ordinance:

- a. 21-302-D - Provide a Stormwater Management Report and all items as required by Table 302.1 for 5000 or greater square feet of new impervious. It appears that a Stormwater Management Report was provided for the previous submission. If so, indicate if any changes have been made.

*Review response#1: The Township was already provided a SWM Report, which was already reviewed by township engineer.*

**The Applicant responded to the comments from the March 23, 2018 letter in his letter dated May 8, 2018. However, no revised PCSM report has been provided.**

- b. 14-403-B-3-i. - Show location of all proposed site lighting.

*Review response#1: A Site Lighting Plan sheet has been added to plan set.*

**The item has been provided.**

- c. 14-404-C-7 - Add all notes listed in this section to the General Construction Notes on the Site Development Plan.

*(Review response#1: To the extent applicable, the notes and certification(s) are added to Site Plan sheet.*

**The item has been provided.**

Developer is aware that if plan is approved as an office building and associated parking, a new plan will be required to be submitted if proposed use is changed.

***Schiebel motioned recommending, contingent on (1) removal of Phase II, (2) designating the use as 5,000 square foot office building and (3) items 8a, 8b, 22a, 22e, 22g, 23a, 23b, 23c, 23e and 23f, preliminary and final approval for the Elliott Land Development No. 2019-04-02. Wise seconded. Motion carried.***

- B. Giles Holding Lot Line Revision No. 2018-10-10, Final, Expires 07/19/2019: Mr. Michael Ogin presented. Mr. John Giles proposes removing the lot line between 1735 North Main Street Extension (Center Township Map 060-S4-18A) consisting of 1.148 acres (m/l) and 1737 North Main Street Extension (Center Township Map 060-S4-19) consisting of 1.595 acres (m/l). Butler County Planning Commission had no comments per review letter dated October 15, 2018. Township Engineer Heath's comments are, as follows (*Mr. Mike Ogin comments are italicized*):

1. Show all utilities for each lot including any existing easements. (*added*)
2. Indicate the owner of the existing shed that on the eastern property line. (*added*)
3. Show the address and phone number of the subdivider. (*added*)
4. Add FEMA flood plain note. (*added*)

Gas lateral must be shown on the plan. A conditional use hearing is required per Chapter 20, Article IX, Section 20-904.E, which reads:

*"Groups of two (2) or more commercial retail and/or service businesses, as permitted or conditional in the C-1 Zoning District only, on the same property. (See Section 20-1908.A24)."*

***Schiebel motioned recommending, contingent on (1) shed owned by Mr. Joe Warner labeled as "existing non-conforming" and (2) add Engineer Seal to plan, final approval to Giles Holding Lot Line Revision No. 2018-10-10. Cavaliero seconded. Motion carried.***

- C. Giles Holdings Land Development No. 2019-06-03, Preliminary & Final, Expires 09/23/2019: Mr. ~~John Giles~~ Michael Ogin (*corrected 07/24/2019*) presented. Mr. Giles proposes to construct an addition on the existing building at 1737 North Main Street Extension (Center Township Map 060-S4-19). Butler County Planning Commission had no comments per review letter dated June 21, 2019. Mr. Scott Shoup, Shoup Engineering, comments are, as follows:

1. The proposed development is occurring on two tax parcels (060-S4-19 and 060-S4-18A) with the building addition occurring on the common lot line. Drawing Sheet C001 notes that this lot line is "to be omitted". Is a consolidation plan being prepared or are the lots being consolidated in some other manner?
2. The proposed building addition encroaches in front of the minimum fifty (50) feet front yard setback of North Main Street Extension. The Township should verify that this encroachment is acceptable

(Code Section 20-2201).

3. The site plan should identify where roof leaders from the building addition and accessory building will be directed.
4. Will new outdoor lighting be included with the project? If so, a description of said lighting should be provided.
5. The emergency spillway location on the detention pond should be identified.
6. Consideration should be given to installing a trash rack over the weir on the detention pond outlet structure.
7. The following items should be addressed regarding the post construction Stormwater Management Report.
  - a. Throughout the report reference is made to two detention basins being Basin #1 and Basin #2. It is unclear where Basin #1 is located. It is also noted that the report identifies the elevations for Basin #1 being in the range of 1295.00 to 1297.00 which do not agree with the elevations of the site.
  - b. In Appendix 6, the time of concentration for the predevelopment watershed is identified as 5.00 minutes but in Appendix 8 it is identified as 6.50 minutes.
  - c. In Appendix 6, it appears that the peak elevations in Basin #2 for the 10 year through 100 year storm events will be higher than the emergency spillway elevation of 473.33. Is this the case?

***Schiebel motioned recommending, contingent on (1) adding contours for Basin #1 and (2) items 1 through 7, granting preliminary and final approval for Giles Holdings Land Development No. 2019-06-03. Angiolieri seconded. Motion carried.***

**OLD BUSINESS:** None

**NEW BUSINESS:**

- A. Sunbury Estates Sewage Facilities Planning Module: ***Cavaliero motioned authorizing Schiebel to sign the Municipal Planning Agency Review (Component 4A) of the Sunbury Estates Sewage Facilities Planning Module. Angiolieri seconded. Motion carried***

**MISCELLANEOUS:** None

**ADJOURNMENT:**

***Schiebel motioned to adjourn at 7:16 p.m. Angiolieri seconded. Motion carried.***

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ANTHONY A. AMENDOLEA  
Township Secretary/Treasurer