

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 PLANNING COMMISSION

Regular Meeting Minutes
June 28, 2017
6:30 p.m.

CALL TO ORDER:

The Regular Meeting of the Center Township Planning Commission was called to order by member Brad Cavaliero at 6:31 p.m. at the Unionville Volunteer Fire Company Firehall, 102 Mahood Road, Butler PA 16001.

ROLL CALL:

Present, in addition to Cavaliero, were members Kasey McCollough and Robert Sloan; and Secretary/Treasurer Anthony Amendolea. Vice Chairman Neil Ashbaugh and Township Engineer Ronald Olsen were absent.

APPROVAL OF AGENDA:

Cavaliero motioned approving the agenda for the June 28, 2017 meeting. McCollough seconded. Motion carried.

PUBLIC TO BE HEARD: None

MINUTES:

Sloan motioned correcting Subdivisions and Land Developments, Item 3, which reads 9Chapter 20) to read (Chapter 20) approving the minutes of the Regular Meeting held on Wednesday, May 24, 2017. McCollough seconded. Motion carried.

SUBDIVISION & LAND DEVELOPMENTS:

1. Yousko Major Subdivision No 2016-08-06, Final, Expires 10/11/2021: Ms. Cheryl Hughes, Land Surveyors Inc., presented. Mr. & Mrs. William J Yousko proposes subdividing four (4) 1.5 acre (m/l) parcels from Center Township Map 060-2F108-9 consisting of 79.65 acres (m/l) and Center Township Map 060-2F108-11CA consisting of 3.07 acres (m/l). The Board of Supervisors granted preliminary approval of the Yousko Major Subdivision No. 2016-08-06 at their October 12, 2016 meeting. The cul-de-sac has been constructed.
 - a. This plan was originally submitted as a Minor Subdivision for Preliminary and Final Approval on August 10, 2016, but it did not meet the definition of Minor Subdivision due to the fact that four lots were proposed on a private road that did not have a cul-de-sac at its end. Because the Applicant did not want to submit performance security for constructing the cul-de-sac, the Applicant changed the Application to a request for Preliminary Approval which was granted by the Township Board of Supervisors on October 12, 2016 with a condition that the cul-de-sac would be completed prior to a

subsequent request by the Applicant for Final Approval.

- b. The Applicant has provided a drawing sealed by the Project Surveyor which indicates the existing gravel roadway has grades not exceeding 12% and not less than 1% slopes as well as a plan drawing indicating that a gravel cul-de-sac with a radius of 40' has been constructed. I visited the site and verified that a gravel cul-de-sac has been constructed, that the plan generally conforms to the Township Comprehensive Plan, and recommend Final Approval be granted contingent upon a review by the Butler County Planning Commission.
- c. This plan has existing single family dwelling on each proposed lot and Sewage Planning Modules are not required.
- d. Although not a condition of approval, we recommend that (a) the Applicant add some 2A limestone to the coarser existing stone base to make it more "tire friendly" for any emergency vehicles that may necessarily serve the site and (b) that the Applicant select a name as may be approved by Butler 911 for its private street and post it at its intersection with Gallagher Road so that emergency vehicles can more easily respond to any emergency calls.

Sloan motioned recommending granting final approval of the Yousko Major Subdivision No. 2016-08-06. McCollough seconded. Motion carried.

- 2. Duffy Highlands PRD No. 2017-04-07, Final, Expires 09/25/2017: Mr. Mark Lesnick presented. The Board of Supervisors granted tentative approval at their June 14, 2017 meeting. Mr. Lesnick requests approval of Phase I and the stormwater retention ponds in Phase II and II and extension of the sewage line. Center Township/Butler Township boundary was relocated per the Butler County tax map. ***Cavaliero motioned, contingent on the receipt of the review letter from Shoup Engineering, recommending granting final approval of Phase I and the stormwater retention ponds in Phase II and Phase III and extension of the sewage line. Sloan seconded. Motion carried.***
- 3. Aubrey Lot Line Revision No. 2017-06-11, Final, Expires 09/25/2017: Mr. George Aubrey proposes conveying 10.489 acres (m/l) from Center Township Map 060-2F104-13F consisting of 40.14 acres (m/l) to Butler Township Map 056-4-1 consisting of 93.43 acres (m/l). Also, he proposes conveying 14.207 acres (m/l) from Butler Township Map 056-4-2 consisting of 29.05 acres (m/l) to Center Township Map 060-2F104-13F consisting of 40.14 acres (m/l). The Butler County Planning Commission had no comments per review letter dated June 19, 2017. Township Engineer Olsen comments are as follows (*Mr. Stan Graff's comments are italicized*):
 - a. This plan appears to meet the definition of a Minor Subdivision in that it does not create any additional number of lots, each revised lot has frontage on a public street and the Applicant states that the change of property lines does not require a new street nor the installation of sanitary sewers, stormwater sewers, water mains, or other public improvements (Codified Ordinance Paragraph 14-202). However, locations of utilities are not shown on the plans for verification that could serve the created parcels. (*As noted, this plan is a lot line revision of existing parcels of previously approved and recorded plans*)
 - b. Application and Review Requirement for a plan meeting standards for a Minor Subdivision are set forth on Codified Ordinance Article IV, Paragraph 14-403.G as highlighted in yellow on an attachment to this letter. The Supervisors have wide latitude in selecting standards for review. (*Engineer's statement, no action required*)
 - c. Under the assumption that the Board of Supervisors will not require a complete submission meeting full preliminary and final plan information, we offer the following specific comments for further consideration ;

- 1) The plot of lots to be created must be revised to be drawn to a minimum scale of 1" = 100' unless the Applicant requests and is granted a modification to section 14-403.G. 1 .c to allow a scale of 1" = 150'. Unless modifications are requested and granted, the following additional information must be provided. *(We are asking for a modification for drawing scale from a minimum of 1" = 100' to a scale of 1" = 150' due to the size of the subject properties while not impairing the clarity of the parcel information)*
- 2) Cartway widths of abutting streets must be added to the drawing (14- 403.G.l.c). *(Cart way widths are part of existing previously recorded plans with no anticipated increased use necessitating road capacity review)*
- 3) All existing rights-of-way and easements must be added to the drawing (14-403.G.l.c). *(Public and private access rights-of-way and easements are shown)*
- 4) Adjacent underground utility lines must be added to the drawing (14- 403.G.1.c). *(Utility rights-of-way and easements as may exist and recorded)*
- 5) Natural drainage ways must be added to the drawing (14-403.G. 1.c). *(Natural drainage ways shown on attached contour plat)*
- 6) All building lines must be added to the drawing (14-403.G.1.c). *(Parcel 060-2F104-13F is a non-building parcel at this time and building setbacks will be addressed with any future site development plans and current ordinances at such time. Likewise, 056-4-1 is an existing golf course and would be required to meet any future land development requirements.)*
- 7) Location and description of survey monuments must be added to the drawing (14-403.G. l.c). *(As noted on plat, plan is as per previously surveyed and monumented plans and not entirely field verified)*
- 8) Existing structures, proposed water wells, septic systems, dwellings, and existing natural gas or oil wells must be added to the drawings (14-403.G. 1 .c). The golf course club house and support facilities are conspicuously absent from the drawing. *(All existing structures are part of the golf course which was not field surveyed. This plan is adding property to the existing parcel 056-4-1 therefore does not affect any building ties to any adjacent property lines)*
- 9) Bearings and dimensions of all property and associated right-of-way lines must be added to the drawings (14-403.G.1.c). *(As noted on plat, plan is as described per deed and assessed areas and not entirely field verified. All properties in Center Township are dimensioned.)*
- 10) Acreage of all parcels must be added to the drawings (14-403.G.l.c). *(Acreages are shown as labeled on individual parcels)*
- 11) Name and address of the Applicant must be added to the drawing (14- 403.G .l.d). *(Name and address of applicant have been added)*
- 12) Percolation test data and Sewage Facilities Planning Modules are required from the Applicant for any parcels being proposed that are not to be labeled "Non-building lots" with supporting PaDEP description of non-building uses that may be allowable under current PaDEP guidelines (14-403.G .2.a).
- 13) The Applicant must provide copies of any existing or proposed deed restriction for protective covenants and private agreements or recorded covenants between property owners. It is our understanding from discussions at the Township meetings during approval of the R. T. Sterling Subdivision (located north of proposed revised Tax Parcels 056-4-1) that any extension of public sewer into the Aubrey parcel would require providing a right-of-way for public sewers to be extended to the Sterling parcel. *(Non building waiver added to plan as per the existing waiver approved on Lot 2 of the Aubrey Herold Plan as recorded in Plan Book 269 Page 32. Note #3 added under 'General Notes')*

- 14) Part of this subdivision is within Butler Township. Comments from a Butler Township review of this submission should be provided by the Applicant to Center Township so that there can be good communication and cooperation between the two municipalities.

June 21, 2017
C-25632

Butler Township Board of Commissioners
290 South Duffy Road
Butler, PA 16001

RE: G. Aubrey Plan
Lot Line Revision

Members of the Commission:

I have reviewed the above referenced lot line revision and consolidation plan located on US Route 422 in the R-2 Zoning District. The plan proposes the consolidation of adjoining properties Tract A (29.656 acres) and Tract C (14.207 acres) resulting in Revised Tax Parcel 060-2F1 04-13F (43.863 acres). The plan also proposes the consolidation of adjoining properties Tract B (10.489 acres), Tract D (14.838 acres) and Tax Parcel 056-4-1 (93.43 acres) resulting in Revised Tax Parcel 056-4-1 (118.76 acres). A portion of Tracts A, B and C are in Center Township and will not change with this plan. The following are my comments with respect to the plan dated May 1, 2017 as submitted by Graff Surveying, LLC:

1. *Metes and bounds must be labeled along the entire property boundary for Tax Parcel 056-4-1.*
2. *The easement through Tax Parcel 056-4-1 must have the metes and bounds labeled.*
3. *The zoning district requirements must be shown on the plan.*
4. *Building setback lines must be shown and labeled on the plan.*
5. *Existing utilities must be shown on the plan.*
6. *A note regarding notice of the Highway Occupancy Permit in accordance with Section 252-12 (1)(5)(q) must be added to the plan.*
7. *The property owner's information must be shown on the plan.*
8. *The existing structure on Tax Parcel 056-4-1 must be shown and dimensionally tied to the property lines.*
9. *The Township may have additional comments*

The plan has been reviewed for conformance to the Code of the Township of Butler Ordinance standards only. The review is based on surveys and a plan prepared by others and assumes this information is correct and valid as submitted.

If you should have any questions, please call.

Sincerely,
THE GATEWAY ENGINEERS, INC.

Daniel S. Deiseroth, P.E.
Township Engineer

cc: *Butler Township Planning
Commission Jesse Hines, Township
Zoning Officer Larry Lutz,
Township Solicitor's Office Graff
Surveying, LLC
George Aubrey, 124 Aubrey Drive, Butler, PA 16001*

- 15) Any further subdivision or proposed land development will require a separate submission by the Applicant. It is uncertain how this subdivision will affect tax assessment boundaries. (No

action required)

Cavaliero motioned recommending granting modifications from Chapter 14, Article IV, Section 14-403.G.1.c for drawing scale, building lines, survey monuments and bearings and distances. McCollough seconded. Motion carried.

Cavaliero motioned, contingent on Item c8 by depicting existing clubhouse and house on the plot plan, recommending final approval of the Aubrey Lot Line Revision No. 2017-06-11. McCollough seconded. Motion carried.

OLD BUSINESS:

1. Comprehensive Plan Review: Mr. Richard Grossman, Planning and Zoning Consultant, presented a brief biography. He is finishing the Butler County Comprehensive Plan. He suggests meeting with Mr. Mark Gordon, Director of Economic Development. The committee should consider revising the survey and holding an open house meeting to receive input from residents. He suggests not using social media. Mr. Grossman stated some maps need updated and to reduce the size of plan by eliminating information available from other sources. He charges \$85.00 per hour plus mileage.

NEW BUSINESS: None

MISCELLANEOUS: None

ADJOURNMENT:

Cavaliero motioned adjourning the Regular Meeting at 8:29 p.m. Sloan seconded. Motion carried.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer