

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  
 David Heath, Engineer  
 John Nath, Building Code Official  
 Randall Brown, Zoning Officer

Center Township Board of Supervisors  
 Regular Meeting Minutes  
 July 14, 2021  
 6:30 p.m.

**CALL TO ORDER:**

Chairman Ronald Flatt called the Regular Meeting, of the Center Township Board of Supervisors, to order at 6:30 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 Flatt, present were Vice Chairman Philip Wulff; Supervisors Edward Latuska, Robert Sloan and Alan Smallwood, via telephone; Township Solicitor Michael Gallagher; Township Engineer David Heath; and Township Secretary/Treasurer Anthony Amendolea.

**PUBLIC TO BE HEARD:**

- A. Mr. Nathan Wulff, Assistant Fire Chief: Mr. Wulff presented the report for June 2021.

Type of Calls	Number of Calls
Motor vehicle accidents	5
Automatic fire alarms	6
Service calls	7
Structure fires	8
Medicals	4
Brush fires	1
Dive calls	1
Vehicle fires	1
Total	33

- 1. He stated the fire department responded to a manufactured home at Beacon Lite Mobile Home Park and an overturned tractor trailer accident in Brady Township.
- B. Ms. Suzie Wilson, 166 North Benbrook Road: MS. Wilson voiced her concern that it took so long to create a simple noise ordinance.
- C. Ms. Kathleen Demitras, 134 Lakeshore Drive: Ms. Demitras is concerned with the road condition and erosion of their driveway. She wants to be informed of any repairs to be completed.

**MINUTES:**

- A. Agenda Setting Meeting – June 7, 2021: *Latuska motioned approving the minutes of the Agenda Setting Meeting held on Monday, June 7, 2021. Sloan seconded. Motion carried.*
- B. Regular Meeting – June 9, 2021: *Latuska motioned approving the minutes of the Regular Meeting held on Wednesday, June 9, 2021. Sloan seconded. Motion carried.*

**TREASURER'S REPORT:**

- A. June 2021: *Flatt motioned approving the June 2021 Treasurer's Report. Latuska seconded. Motion carried.*
- B. Warrant List 21-06-12: *Latuska motioned approving Warrant List 21-06-12. Wulff seconded. Motion carried.*
- C. Warrant List 21-07-13: *Latuska motioned approving Warrant List 21-07-13. Sloan seconded. Motion carried.*

**ZONING REPORT:** June 2021: Construction costs were \$428,874.00 fees collected were \$2,209.87. Year to date fees collected \$11,352.09.

**SUBDIVISION & LAND DEVELOPMENTS:**

- A. Padglek Minor Subdivision No. 2021-06-04, Final, Expires 9/21/2021: 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.

The Planning Commission authorized Chairman Wise to sign the Request for Planning Waiver and Non-Building Declaration.

The Planning Commission recommended granting the modification to Chapter 14, Article IV, Section 14-403B.3.e.

The Planning Commission, contingent on Sewage Enforcement Officer Duncan's review, recommended approval of the Padglek Minor Subdivision No. 2021-06-04. Schiebel seconded. Motion carried.

Sewage Enforcement Officer Duncan performed a site review.

*Wulff motioned granting the modification to Chapter 14, Article IV, Section 14-403B.3.e. Sloan seconded. Motion carried.*

*Flatt motioned granting final approval of the Padglek Minor Subdivision No. 2021-06-04. Wulff seconded. Motion carried.*

- B. Giles Holdings Revised Stormwater Plan No. 2021-06-05, Final, Expires 9/21/2021: Mr. Mike 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.

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

***Sloan motioned granting final approving the Giles Holdings Revised Stormwater Plan No. 2021-06-05. Wulff seconded. Motion carried.***

#### **OLD BUSINESS:**

- A. Adopt Outdoor Entertainment Ordinance: The "Intent to Adopt Ordinance" ad was published in the Butler Eagle edition for July 6, 2021. Wulff stated there are significant changes to be made to the ordinance. He wants the Board to get it right. ***Wulff motioned tabling the Outdoor Entertainment Ordinance. Sloan seconded. Motion carried.***

#### **NEW BUSINESS:**

- A. Schedule Hearing for Clearview Mall Ordinance Amendment Request: 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.

The Planning Commission recommended approval of the proposed "C-1" Retail and Service Commercial District amendment. Wise seconded. Motion carried.

***Flatt motioned (1) scheduling a hearing at 6:00 p.m. on Monday, August 9, 2021 and (2) authorize placement of an ad in the Butler Eagle editions for Sunday, July 25, 2021 and Sunday, August 1, 2021. Latuska seconded. Motion carried.***

- B. Authorize Ad for Pension Plan Amendment: The Department of the Auditor General conducted an audit of the Center Township Non-Uniformed Pension Plan on April 20, 2020, which a finding of "there is no detailed definition on wages used for employer contribution determination". ***Flatt motioned authorizing placement of an ad in the Butler Eagle edition for Sunday, August 1, 2021. Latuska seconded. Motion carried.***
- C. 110 Sunburst Court Property Maintenance Violation: Township Zoning Officer Brown has served "Notices of Violations" on June 1, 2021 and June 18, 2021 to the property owner. He requests authorization to file with the District Magistrate. ***Flatt motioned authorizing Brown to take the next necessary step for enforcement. Latuska seconded. Motion carried.***
- D. Authorization to Open Account for the American Rescue Plan Monies: Township Secretary/Treasurer Amendolea requests authorization to open an account and seek for the best interest rate to transfer the American Rescue Plan monies into. The separate account will provide tracking of how the funds were expended. ***Flatt motioned (1) authorizing***

***Township Secretary/Treasurer Amendolea to seek for the best interest rate and (2) to open a separate account for the American Rescue Plan funds with approval of two (2) supervisors. Sloan seconded. Motion carried.***

#### **PUBLIC WORKS:**

- A. Cherokee Drive (T-412) Stormwater: Flatt is concerned that other areas could be affected. He authorized the Public Works department to repair the drainage as discussed October 2020.
- B. State Route 8 (SR0008/Mercer Road (T-494) Signal: Traffic signal at the intersection of State Route 8 (SR0008) and Mercer Road (T-494) was damaged by an unknown vehicle. Public Works Foreman requests authorization to place some type of barrier to prevent any other damage. Public Works Foreman Blakeley scheduled a meeting with PennDot on Friday, July 30, 2020.
- C. Authorize Ad for Henricks Road (T-830) Guide Rail: Public Works Foreman Blakeley requests current guide rail on Henricks Road (T-830) which consists of wire cable be replaced. American Rescue plan funds will be used. ***Flatt motioned, contingent on recommendation of Township Solicitor Gallagher's determination of prevailing wages, authorizing placement of an ad in the Butler Eagle editions for Monday, July 26, 2021 and Friday, July 30, 2021 to include (1) road to be closed during replacement and (2) contractor removes old guide rail or Township removes guide rail. Latuska seconded. Motion carried.***
- D. Authorize Ad for 2021 Line Painting Contract: The Township will accept sealed bids for approximately 140,000 linear feet of four (4) inch white and 405,000 linear feet of four (4) inch yellow. ***Flatt motioned authorizing placement of an ad in the Butler Eagle editions for Monday, July 26, 2021 and Friday, July 30, 2021. Wulff seconded. Motion carried.***

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

- A. Lakewood Drive (T-709) Pavement: Township Engineer Heath and Public Works Employee Brown reviewed the site. ***Flatt motioned authorizing Township Engineer Heath to represent the Township to contact Wiest Asphalt Products and Paving to make necessary repairs. Latuska seconded. Motion carried.***

#### **SOLICITOR'S REPORT:**

- A. Authorize Ad for Multi-Municipal Agreement with Butler Township: Weaver Homes provided copies of the Multi-Municipal Agreement to be signed. Wulff was not satisfied with the Multi-Municipal agreement. Township Solicitor Gallagher suggested meeting with Butler Township Commissioners to discuss. ***Flatt motioned authorizing Township Solicitor Gallagher to contact Butler Township's solicitor to schedule a meeting to discuss the Multi-Municipal Agreement. Latuska seconded. Motion carried.***

**MISCELLANEOUS:** None

**ADJOURNMENT:**

*The meeting adjourned to an executive session to discuss personnel and litigation at 7:13 p.m. The meeting reconvened at 8:04 with no action taken.*

***Sloan made a motion to adjourn at 8:05 p.m. Wulff seconded. Motion carried.***

---

Anthony A. Amendolea  
Township Secretary/Treasurer

---

Ronald E. Flatt  
Chairman

---

Phillip B. Wulff  
Vice Chairman

---

Edward G. Latuska  
Supervisor

---

Robert M. Sloan  
Supervisor

---

Alan H. Smallwood  
Supervisor