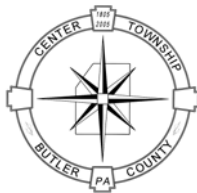


Board of Supervisors:
Ronald Flatt, Chairman
Andrew Erie, Vice Chairman
Kenneth Frenchak Jr, Supervisor
Edward Latuska, Supervisor
Philip Wulff, Supervisor



Michael Gallagher, Solicitor
Olsen & Associates, Engineer
Anthony Amendolea, Secretary/Treasurer
Mark Lauer, Public Works Director
Richard Round, BCO/Zoning Official

<p style="text-align: center;">PLANNING COMMISSION Regular Meeting Minutes July 25, 2012 6:30 p.m.</p>

CALL TO ORDER:

The Regular Meeting of the Center Township Planning Commission was called to order by Chairman Kenneth Frenchak at 6:30 p.m. at the Center Township Municipal Building, 419 Sunset Drive, Butler PA 16001.

ROLL CALL:

Present, in addition to Frenchak, were members Robert Sloan, Neil Ashbaugh Robert Paroli, and Cheryl Schaefer; Township Engineer Ron Olsen; and Secretary/Treasurer Anthony Amendolea.

APPROVAL OF AGENDA:

Schaefer motioned approving the agenda for the July 25, 2012 meeting, as presented. Paroli seconded. Motion carried unanimously.

PUBLIC TO BE HEARD: None

MINUTES:

1. Regular Meeting Minutes - June 27, 2012: *Frenchak motioned approving the minutes of the Regular Meeting held June 27, 2012. Sloan seconded. Motion carried unanimously.*

SUBDIVISIONS & LAND DEVELOPMENTS:

1. Layton Lot Line Revision No. 2012-07-06, 112 S Benbrook Rd, Final Approval, Expires 10/23/2012: Mr. William Layton proposes to convey 3.31 acres (m/1) from 110 South Benbrook Road (Center Township Map 060-3F41-41) to 112 South Benbrook Road (Center Township Map 060-3F41-41C). Butler County Planning Commission had no comments per letter dated June 29, 2012. Olsen comments are, as follows (*Mr. Layton's comments are italicized*):
 - a. The Applicant must request a modification to Chapter 14, Article IV, Subsection 14-403, Paragraph G, Subparagraph 1.c not to provide detail bearings and dimensions survey for the remnant parcel (Center Township Map 060-3F41-41). *Will provide a written modification.*
 - b. DEP requires any lot line revision be inspected by the Township Sewage Enforcement officer unless remnant (Center Township Map

060-3F41-41) is designated as "non-building lot". Remnant will be designated as "non-building lot" with appropriate language.

- c. Sloan comments are, as follows (*Mr. Layton's comments are italicized*)
- 1) The on lot detention sump detail must be on the plan. *Engineer will add the on lot detention sump detail on the drawing.*
 - 2) Notes on drawing that designate "R-1" properties should be corrected to "R-1A". *Engineer will make the change.*
 - 3) The location of the parcel (Center Township Map 060-3F41-41C) on the plan conflicts with the Butler County GIS Map. *Engineer will contact Butler County Planning to correct the location.*

Sloan motioned granting modification to Chapter 14, Article IV, Section 14-403, Subsection G, Paragraph 1.c not to provide detail bearings and dimensions survey for the remnant parcel (Center Township Map 060-3F41-41). Paroli seconded. Motion carried unanimously.

Sloan motioned, with contingencies of (1) add the on lot detention sump detail on the plan;(2) designate residual parcel (Center Township Map 060-3F41-41) as a "Non-Building Lot"; (3) designation of "R-1" corrected to read "R-1A", and (4) the location of parcel (Center Township Map 060-3F41-41C) is corrected by Butler County Planning, recommending final approval of the Layton Lot Line Revision No. 2012-07-06. Paroli seconded. Motion carried unanimously.

2. Baxter MHP Land Development No. 2012-07-07, 457 Jamisonville Road, Final Approval, Expires 10/23/2012: Mr. Paul Cornetti, Consulting Engineering, presented a land development plan proposing an additional fifteen (15) mobile home lots to Baxter Mobile Home Park (Center Township Map 060-3F41-19). Butler County Planning Commission had no comments per letter dated July 20, 2012. Township Engineer Olsen's comments are, as follows (*Mr. Cornetti comments are italicized*):

- a. The property is zoned R-1A:
- 1) A manufactured home park is a conditional use in this zoning district (codified Ordinance 20-504). A conditional use is a use permitted to occur on a property provided approval is first received by the Planning Commission and Board of Supervisors. The property is currently partially occupied as a manufactured home park. The existing mobile home park was approved in 1984. The proposal is an expansion of a manufactured home park.
 - 2) Conditional Use Standards and Criteria for manufactured home parks include:
 - a) A minimum parcel area of 10 acres
 - b) A maximum density of 4 units/acre

- c) All applicable provisions of the Township's Subdivision Land Development regulations shall be addressed
- d) All service and accessory structures shall meet township building codes
- e) All manufactured home units shall meet all state and Federal construction standards (section 20-1408.26)

We recommend that the Solicitor be consulted regarding whether this proposed expansion of a manufacture home park must follow conditional use procedures describe in Article XIV of the Zoning Ordinance.

Olsen reported that Township Solicitor Gallagher stated since this is an existing mobile home park and the expansion is on the original parcel (Center Township Map 060-3F41-19) no conditional use hearing is required.

- b. The Applicant has shown a Phase I and Phase II expansion of the Manufactured Home Park but is only requesting review of Phase I. That being said, however, it appears that depicted road geometry connecting Phase I and II is substandard with horizontal radii of curves being too small to meet ordinance standard. Phase I is depicting 15 lots, each with a minimum area of 8700 sq. ft., minimum width of 72.5 feet, and minimum length of 120 ft. These dimensions meet requirements for manufactured homes stated in the submitted narrative to be a maximum size of 70' x 28'. Once the plan is approved, it will be difficult for the Building Code Official to limit structure sizes and add-on porches, garages, etc. We therefore recommend that current subdivision and land development provisions be made a part of any Township land development approvals. The Solicitor may be consulted regarding whether these should be formalized in a Developer's Agreement. *Mr. Jay Baxter is seeking preliminary and final approval of Phase I only.*
- c. The narrative submitted by the Applicant states that Phase I will require Virginia Lane be extended 815 feet with a 30 foot radius curve approaching the proposed new lots. The narrative states that when in the future Phase II is constructed, this curve will be converted into a "tee" intersection. We recommend the intersection be constructed at this time so that the 30 foot radius substandard curve can be eliminated. We suggest that stop signs be added by the Applicant at the intersection to calm traffic and slow vehicles so that sight distance are adequate for vehicular traffic and to protect children who may be playing on the street. *An intersection will be constructed with stop signs, as recommended.*
- d. It is unclear from the information provided what type of foundations will be provided for the manufactured homes. Although not a condition of approval, we suggest that this be discussed so that there are no disagreements at the time of building permit issuance. At the same time, we suggest that a procedure of obtaining building permits and occupancy permits be placed in the Developer's Agreement since he County is no longer licensing mobile home parks. *No action needed.*
- e. The Applicant has requested a modification to the ordinance requirement of 24' paved roads, instead requesting an 18' width. Once decided if this is acceptable or unacceptable, this selected width should be added to the road section detail on drawing 05. If a modification is granted,

the Applicant may be asked what provisions will be made to limit parking on the road that could restrict emergency vehicles. *Mr. Baxter requests modification from Chapter 14, Article XI, Section 14-1101, Subsection B, Subparagraph 2 requirement, road details will be added to plan, and a hold harmless agreement will be added to the Developer's Agreement.*

- f. The Applicant should mark on the road section detail on drawing 05 what paving course is being proposed. If each lot is expected to have 10 vehicle trips per day, then a portion of extended Virginia Lane will have 600 ADT when Phase II is constructed. *Road section details will be added.*
- g. The Applicant is requesting a modification to planted buffer yard requirements. If not granted, a table of plantings and location should be added to the drawings by the Applicant. *Mr. Baxter requests modification from Chapter 14, Article XI, Section 14-1101, Subsection C, Subparagraph 1 requirements.*
- h. Ordinance Section 14-1101 requires that recreation areas be provided. The Applicant should provide more information regarding what recreation facilities and equipment are to be provided and explain what facilities and accessible routes are provided to any existing recreation areas. *Recreation areas are depicted on the plan.*
- i. The Applicant has depicted an 18' x 20' parking area in front of each proposed home lot. Discussions should be held at the Planning Commission meeting regarding whether these are to be paved and who will maintain them (including snow removal). If not plowed street parking could be a problem for emergency vehicles. *Individual mobile home owners are responsible for snow removal of the parking area and will be noted in the Developer's Agreement.*
- j. The Applicant is requesting a modification to not provide exterior park lighting. The Applicant should provide additional information regarding the source of power for the lamp posts shown on drawing 06, whether these will be on the Park circuitry or on the lessee's meter. Locations of these proposed lamp poles should be depicted on the drawings. Arrangements for light maintenance should be decided and added to the Developer's Agreement. *Mr. Baxter will install and maintain lighting. Responsibility will be noted in Developer's Agreement.*
- k. The Applicant is requesting a modification to not provide fire hydrants or ISO-rated fire flows, instead proposing a dry hydrant system with two underground storage tanks located near the intersection of Virginia Lane and future Phase II Saul Lane. The Applicant should provide additional information concerning the volume of water required for fire extinguishment and explain what is being proposed. We suggested the Unionville Volunteer Fire Department review the fire protection system. If the underground tank system is acceptable to the Township; requirements for system maintenance should be written into the Developer's Agreement. Since this is a matter of life, safety, provisions for maintenance including periodic inspection by the Township may be warranted.

Since potable water is supplied by PA American Water Company to a metering point and then is being supplied to individual homes by private lines, the Applicant may consider installing an elevated water tank which could also supply fire hydrants located at lower elevation points within

the park. This would provide fire protection while still allowing the owner of the Park to purchase water at bulk rates. *Mr. Cornetti will contact Butler County Community College to locate a certified Fire Engineer, if possible, to review the proposed dry hydrant system. Add an annual inspection of the dry hydrant system by a certified fire engineer, if possible, to the Developer's Agreement.*

- l. It is unclear if other utilities to serve Phase I of the park are to be private or public. If public, the applicable utility easements should be indicated on the plan to be recorded. If utility road systems are to be private, then they must be designed and submitted to the Township for verification of code conformance. *Add depiction of the stormwater management easement on the plan.*
- m. The Applicant should correspond with the PaDEP to determine if existing NPDES Permit PA0102580 for discharge of treated wastewater specifically lists the capacity of the plant and number of units connected to it. The narrative states that 125 of the 181 approved lots flow to the sewage treatment plant. The narrative also states that the park consists of 2 separate lots and the original mobile home property has been subdivided 6 times since its creation. We suggest that now is the time to sort out what lots and units are connected to the treatment plants and perhaps formalize this in the Developer's Agreement. If lots outside of the Mobile Home Park are connected to the sewage treatment plant, the Township will need the Solicitor (and perhaps the Applicant's attorney) to suggest measures necessary to make this agreeable to all parties including the PaDEP. *Will research the possibility of securing a signed agreement from Mr. Robert Baxter for connection to the existing sewage treatment plant.*
- n. The water situation should also be addressed as described in (13) above. The Applicant should also provide information to the Township regarding the status of its public water system permit. *No action.*
- o. Although sewage treatment appears to be adequately planned, the Township is ultimately responsible for untreated wastewater discharge within the municipality. The mobile home park is a residential use, but it is some aspects of a commercial establishment since lots (and perhaps units) are rented. If it would become necessary to protect health and safety, the Township must retain its rights to issue an order to stop operation of the Park; This would only be feasible if all parts of the Park are retained in one ownership. Therefore, the Township will require that home units remain rental units and not converted to condominiums using the PA Condominiums Act. The Solicitor should be consulted to review how this would best be assured. *No action.*
- p. The Applicant will have to submit to the PaDEP for an NPDES Permit for stormwater management and erosion and sediment control. The Applicant will also have to comply with the Township's new Stormwater Management Ordinance (codified Ordinance Section 21). This township ordinance closely parallels PaDEP regulations but does differ in certain requirements such as Time of Concentration, need for maintenance easements (to be recorded), drainage easements, definition of impervious area (as related to gravel), possible need for downstream drainage easements from adjacent property owners, signature blocks for the preparer of the plan, requirement for the stormwater management site plan to be recorded, a signed and executed Operations and Maintenance

Agreement (Appendix C of the Ordinance), and the need for Record Drawings of all Stormwater Best Management Practices. *Will apply for permit.*

- q. The Applicant must provide a financial guarantee in the amount of 110% of the cost of Township-required improvements. *Financial guarantee will be provided for stormwater management, paving of roads, and dry hydrant system.*

Sloan motioned recommending modification from Chapter 14, Article XI, Section 14-1101, Subsection B, Subparagraph 2 roadway widths requirement. Frenchak seconded. Motion carried unanimously.

Frenchak motioned recommending modification from Chapter 14, Article XI, Section 14-1101, Subsection C, Subparagraph 1 buffer yard requirements. Paroli seconded. Motion carried unanimously.

Ashbaugh motioned recommending modification from Chapter 14, Article XI, Section 14-1101, Subsection C, Subparagraph 2 fire hydrant requirements. Sloan seconded. Motion carried unanimously.

Preliminary approval was recommended by the Planning Commission at their meeting held on June 27, 2012. Therefore, *Frenchak motioned, with contingencies of (1) revising the thirty foot (30') radius curve to a "T" intersection; (2) add road detail to the plan and a hold harmless agreement in the Developer's Agreement; (3) add road section detail to the plan; (4) add responsibility of maintaining (including snow removal) individual parking areas in the Developer's Agreement; (5) add stormwater management easement to the plan; (6) apply for a NPDES permit for the stormwater management plan and sediment control; (7) provide financial guarantee for stormwater management, construction of road, and dry hydrant installation; and (8) sanitary sewer approval by DEP, recommending final approval of the Baxter Mobile Home Park Land Development No.2012-07-07. Sloan seconded. Motion carried unanimously.*

OLD BUSINESS:

1. Frenchak noted that the Dollar General store is now open at its new location.

NEW BUSINESS: None

MISCELLANEOUS:

1. Frenchak noted that June's zoning report reflected \$718,000.00 in construction costs with \$6,594.13 in fees collected. This includes one (1) new house, five (5) commercial activities, and twelve (12) miscellaneous activities.

ADJOURNMENT:

A motion was made by Schaefer to adjourn the Regular Meeting at 8:44 p.m. Paroli seconded. Motion carried unanimously.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer