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Anthony Amendolea, Secretary/Treasurer
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 Gateway Engineers, Engineer
 Patrick Gauselmann, BCO/Zoning Officer

CENTER TOWNSHIP PLANNING COMMISSION

Regular Meeting Minutes
 July 25, 2018
 6:30 p.m.

CALL TO ORDER:

The Regular Meeting of the Center Township Planning Commission was called to order by Chairman 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 Neil Ashbaugh, Kasey McCollough, Robert Sloan and Robert Wise; Township Engineer Lindsay Appel; and Secretary/Treasurer Anthony Amendolea.

APPROVAL OF AGENDA:

Sloan motioned approving the agenda for the July 25, 2018 meeting. McCollough seconded. Motion carried.

PUBLIC TO BE HEARD: None

MINUTES:

A. May 23, 2018: *McCollough motioned approving the minutes of the Regular Meeting held Wednesday, May 23, 2018. Ashbaugh seconded. Motion carried.*

SUBDIVISION & LAND DEVELOPMENTS:

A. A & D Holding Company Land Development No. 2018-05-05, Preliminary, Expires 08/21/2018: Mr. James Day, Hampton Technical Associates, presented. The plan proposes to expand the existing parking lot and construct a new building for warehouse use. Butler County Planning Commission had no comments per review letter dated May 16, 2018. Township Engineer Heath's comments per letter dated May 18, 2018 are, as follows (*Mr. James Day's comments are italicized*):

1. The project falls within the Core Infill Overlay District, not Economic Resource Overlay District, as called out on the plans. (*This typo has been corrected on the Cover Sheet.*)
2. Confirmation of required utility services must be submitted. Section 14-404.C.6. (*This project does not require any new utility services, for the new building or parking lot expansion. The electrical power for the parking lot lights is sourced from the existing power service on the premises.*)
3. Posting financial security in an amount and form acceptable to the Township Solicitor. Section 14-404.C.8. (*This project consists of all privately owned & maintained improvements. Following consistency with prior plan approval of this site, and other private developments within Center Township, no financial security is normally imposed for simple private developments.*)
4. The proposed use of the building is not specified on the cover sheet. (*The plan title has been revised to clarify the proposed building use. The proposed building is a simple steel pole building, to be used for storage of ground maintenance equipment.*)

5. The proposed building height is not specified on the cover sheet or plans. Section 20-905.E. *(The proposed building height, of 25', has been added to site plan.)*
6. The proposed lot coverage is not shown. Section 20-905.C. *(The ordinance doesn't state the lot coverage quantity needs to be noted on the plan, but has been added. A visual comparison of developed, to overall property shows it less than 50%.*

The impervious area coverage breakdown for the property is: Total site area = 184105 sf

Existing SR-08 impervious = 15290 sf

Existing buildings/parking = 47866 sf

New pavement = 9635 sf

New stone surfacing = 240 sf

New building = 2340 sf

*The % impervious coverage = (Total Impervious = 75371 sf) / (total site area 184105 sf) * 100 = 41%, which is less than the 70% maximum allowed by zoning.)*

7. Please explain how the parking was calculated. It is unclear what use was applied to this, and where the square footage value was taken from, since there appear to be 3 existing buildings on site and one proposed building. Section 20-2001.F. *(The parking count was based on the portion of existing building used as medical rehabilitation, with a building area of 14,335 sf. The required parking is derived from a parking count associated with office use, of 1 space per 300 sf gross office area. The described use and provided parking were approved on the prior plan for parking lot expansion. The remainder existing building is of storage use, and not requiring parking for such use. The proposed building is for storage also, and not requiring designated parking, nor loading areas.)*
8. An adequate number of handicapped parking spaces must be provided. Section 20-2001.B. *(The review comment isn't specific to a number, to satisfy "adequate". Reference was made to the US Dept of Justice, Civil Rights Division, ADA Design Guide, which provides a minimum number of handicapped spaces, based on the total parking spaces provided. For a range of 51-70 provided spaces, a minimum of 3 handicapped stalls are required.*

The total parking proposed by this plan will be 62 spaces, of which there are 13 existing handicapped designated stalls. This is excess of the ADA required minimum, and was deemed as adequate in our opinion. Center Township Planning Commission previously reviewed and approved the original parking expansion plan as having sufficient number of handicapped stalls. Addition of a storage building by this new plan submission does not warrant additional handicapped stalls.)
9. A demolition plan may be necessary for the existing gravel lot and any required tree clearing. *(There is no proposed demolition to warrant a Demolition plan. The work entails installing underdrain pipes atop an existing gravel parking lot, then paving of it. Additionally, the northwest area of proposed development is an existing fill slope, to filled upon more, and a new building erected at this fill zone. Existing brush areas and minor tree edge removal is just implied part of the construction work. All site work intentions are adequately conveyed by the graphics, notes and details on the provided plans.)*
10. The loading spaces must be labeled and dimensioned on the plan to confirm the requirements of Section 20-2002 A. *(The existing loading spaces at the existing group-use building have been delineated and dimensioned on plan. The proposed new storage building (of less than 5000 sf) does not require a designated loading space.)*
11. Provide a certification and seal from the engineer on all plans and reports. Section 14-404.B. *(The resubmitted plans and stormwater report have a stamped Engineer seal on cover, and signed certification on the stormwater plan sheet.)*
12. Various Hydrologic Soil Groups are shown in the soils report, but only 'C' soils are used in calculations. Please verify that the appropriate curve numbers have been used. *(A small portion of the westerly fill slope area is within soil group D, and this accounting has been revised in the stormwater management modeling.)*
13. The minimum time of concentration is 5 minutes. Several of the sub-basins should be updated to reflect this standard. Section 21-702.H. *(The required calculation method yielded Tc numbers less than 5 minutes for the short runoff lengths in the stormwater are of study. The calculations have been revised to reflect the minimum Tc of 5 minutes.)*
14. Infiltration testing is described in detail in the report, but the results do not match the exfiltration rate

- used in the calculations. The narrative explains the use of a rate equal to half of the field measurement, but the field measurement is described as 0.6 in/hr, and 0.81 in/hr is used in calculations. *(The exfiltrated value used in the SWM calculations is 0.81 in/hr, which is half of field tested value of 1.62 in/hr.)*
15. Some of the proposed work appears to be omitted from the study areas (grading in northeast corner, level spreader). *(The small area that the level spreader footprints upon, is now included within the stormwater study area.)*
 16. Total site areas are inconsistent on the BMP worksheets. *(The total area has been revised to match that of the stormwater management study area.)*
 17. The unnamed tributary to Sullivan Run is designed as warm water fishery within the Sullivan Run watershed, and the Slippery Rock Creek PA Waterplan watershed. Please revise BMP worksheet 1. *(The BMP Worksheet 1 (as have 10 & 11) has been removed from the SWM report as they is not relevant to the Center Township SWM ordinance requirements, but are just PaDEP administrative accounting forms used for a NPDES permitting effort.)*
 18. All existing non-forested pervious areas should be considered meadow in good condition. Section 21-304.B. *(The pre-development non-forested areas have been changed to good condition meadow in this submitted SWM calculation model. Brushed areas, with a lower CN character, have been retained as a more conservative calculation for the pre-development.)*
 19. The tree line along the northern boundary appears different from the original submission in the existing condition. Please provide an aerial image to confirm this. *(The woods edge graphics have been retraced, with a Bing Map image attached to the drawing cad file as a background image reference. The original woods edge line work was based off a PASDA image, with no tree vegetation (autumn?) to outline the leafed drip lines. The cad plot for the Existing Conditions was an earlier edition plot that did not reflect those subsequent graphic changes. A simplified print of the Bing Map, with the traced woods edge, is provided as requested.)*

Sloan motioned, contingent on receipt of the National Pollutant Discharge Elimination System, recommending preliminary and final approval of the A & D Holding Company Land Development No. 2018-05-05. McCollough seconded. Motion carried.

- B. Elliott Minor Subdivision No. 2018-07-07, Final, Expires 10/22/2018: Mr. Nick Elliott presented. Mr. Elliott proposes subdividing eight (8) acres from Center Township Map 060-2F106-16AD consisting of thirty-two (32) acres (m/l) which is owned by his parents, Terry S. and Jan M. Elliott. Butler County Planning Commission had no comments per review letter dated July 10, 2018. Center Township Engineer Heath comments are as follows *(Mr. Cheryl Hughes comments are italicized)*:

1. The rock sump detail, associated notes and proposed dwelling should be removed from the plan. *(The rock sump detail and proposed dwelling has been removed.)*
2. Please indicate on the plan the date of testing for shown pit and percolation tests as part of the on-lot septic permit application Z129909. *(Date of pit and perc testing has been added.)*
3. Information in regards the sewage facilities planning module exemption for Lot 4 should be submitted. *(A copy of the Residual Tract Waiver for sewage planning is attached. The original is being signed by the owner.)*
4. Change from "side yard" to "front yard" along the 329.70 foot line. *(Building line along the 329' line has been changed to a front setback not side.)*

Wise motioned, contingent on (1) changing "side yard" to "front yard" along the 329.70 foot line and (2) receipt of approval letter from the Department of Environmental Protection for the Sewage Facilities Planning Module Component 1, recommending final approval to the Elliott Minor Subdivision No. 2018-07-07. McCollough seconded. Motion carried.

OLD BUSINESS: None**NEW BUSINESS:**

- A. Elliott Sewage Facilities Planning Module Component 1: *Sloan motioned authorizing Cavaliero to sign the Elliott Sewage Facilities Planning Module Component 1. McCollough seconded. Motion carried.*
- B. "CIO" Core Infill Overlay Ordinance Review: A copy of the "CIO" Core Infill Overlay District ordinance was provided to the Planning Commission for their review. Any comments should be directed to the Board of Supervisors. Prior to adoption, the Planning Commission is required to make a recommendation and the Board of Supervisors will hold a public hearing.

MISCELLANEOUS:

- A. Center Township Recycling Event: Sloan stated the Township is holding a recycling event on Saturday, August 25, 2018 from 9:00 a.m. and 1:00 p.m. at the Maintenance Facility located at 150 Henricks Road, Butler PA 16001. A Comprehensive Plan survey will be available.

ADJOURNMENT:

Wise motioned to adjourn at 7:00 p.m. Sloan seconded. Motion carried.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer