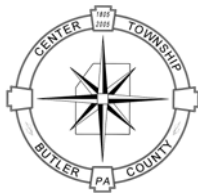


Board of Supervisors:

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
 July 26, 2017
 6:30 p.m.

CALL TO ORDER:

The Regular Meeting of the Center Township Planning Commission was called to order by Vice Chairman Neil Ashbaugh at 6:37 p.m. at the Unionville Volunteer Fire Company Firehall, 102 Mahood Road, Butler PA 16001.

ROLL CALL:

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

APPOINTMENT:

1. Chairman: Due to the resignation of Thomas Schiebel, *Cavaliero motioned appointing Neil Ashbaugh as Chairman. Sloan seconded. Ashbaugh abstained. Motion carried 4 to 0.*
2. Due to Ashbaugh being appointed as Chairman, *Cavaliero motioned appointing Robert Sloan as Vice Chairman. McCollough seconded. Sloan abstained. Motion carried 4 to 0.*

APPROVAL OF AGENDA:

Cavaliero motioned approving the agenda for the July 26, 2017 meeting. McCollough seconded. Motion carried.

PUBLIC TO BE HEARD: None**MINUTES:**

Sloan motioned approving the minutes of the Regular Meeting held on Wednesday, June 28, 2017. McCollough seconded. Ashbaugh and Wise abstained. Motion carried 3 to 0.

SUBDIVISION & LAND DEVELOPMENTS:

1. Elliott Land Development No 2017-06-10, Preliminary, Expires 10/23/2017: Mr. James Day presented. Mr. Ed Elliott proposes constructing 5,000 square foot building for a used car lot/sales located at 115 Henricks Road (Center Township Map 060-S3-6A) consisting of one (1) acre (m/l). Butler County Planning Commission has not submitted a review letter. Mr. Day had the following questions:
 - a. Is screening required at the rear property line bordering R-3, Multi-Family Zoning District?

- b. Is screening required between properties zoned C-1, Retail and Service Commercial Zoning District?
- c. May the stormwater holding facility be located in the setback area?
- d. Stormwater is to be released to the retention pond owned by Sunbury Fields. Will an easement and/or agreement be required?
- e. If property owner wants to construct a larger building, may he show larger footprint of the building for approval but only construct the original 5,000 square foot building and add on in the future?

Cavaliero motioned, contingent on further review by Township Engineer Olsen, tabling the Elliott Land Development No. 2017-06-10. McCollough seconded. Motion carried.

- 2. Clark Minor Subdivision No. 2017-07-12, Final, Expires 10/23/2017: Ms. Cheryl Hughes presented. Mr. Donald Clark proposes subdividing Center Township Map 060-2F61-24 consisting of 35.89 acres (m/l) into lots consisting of 5.54 acres (m/l) and 30.35 acres (m/l). Butler County Planning Commission had no comments per review letter dated July 26, 2017. Sloan stated accessory structures are denoted as "existing non-conforming". Ms. Hughes stated a lot revision will be presented in the future to eliminate the encroachments.

Cavaliero motioned, contingent on (1) receipt of review letter from Township Engineer Olsen and (2) denoting existing accessory structures as "existing non-conforming", recommending final approval of the Clark Minor Subdivision No. 2017-07-12. Sloan seconded. Motion carried.

OLD BUSINESS:

- 1. Comprehensive Plan Review: The Planning Commission met with Mr. Richard Grossman, Planning and Zoning Consultant, at their meeting held on June 28, 2017. The Board of Supervisors will meet with Mr. Grossman at their Agenda Setting Meeting scheduled for Monday, August 7, 2017. *Sloan motioned recommending hiring Mr. Richard Grossman to assist with the review of the Center Township Comprehensive Plan at the rate of \$85.00 per hour plus mileage. Cavaliero seconded. Motion carried.*

NEW BUSINESS:

- 1. New Member: Ashbaugh welcomed Robert Wise to the Planning Commission.

MISCELLANEOUS:

- 1. Sheetz/Clearview Mall Signal: The signal should be re-signalized by the end of August.

ADJOURNMENT:

Cavaliero motioned adjourning the Regular Meeting at 7:21 p.m. McCollough seconded. Motion carried.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer