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Anthony Amendolea, Secretary/Treasurer
Michael Gallagher, Solicitor
David Heath, Engineer
John Nath, Building Code Official
Randall Brown, Zoning Officer

CENTER TOWNSHIP PLANNING COMMISSION

Regular Meeting Minutes
 July 28, 2021
 6:30 p.m.

CALL TO ORDER:

The Regular Meeting of the Center Township Planning Commission was called to order by Chairman Robert Wise at 6:33 p.m. at the Unionville Volunteer Fire Company Firehall, 102 Mahood Road, Butler PA 16001.

ROLL CALL:

Present, in addition to Wise, were members Nicholas Angiolieri, Brad Cavaliero, Michael Chopp and Thomas Schiebel; Township Engineer Heath; and Township Secretary/Treasurer Anthony Amendolea.

APPROVAL OF AGENDA:

Cavaliero motioned approving the agenda for the July 28, 2021 meeting. Schiebel seconded. Motion carried.

PUBLIC TO BE HEARD: None

MINUTES:

- A. Regular Meeting – June 22, 2021: *Schiebel motioned approving the minutes of the Regular Meeting held on Wednesday, June 22, 2021. Cavaliero seconded. Motion carried.*

SUBDIVISION & LAND DEVELOPMENTS:

- A. Unionville Volunteer Fire Company Land Development No. 2021-07-06, Final, Expires 10/25/2021: Mr. Joseph Gray, Ashlar Architecture and Engineering, presented. Unionville Volunteer Fire Company proposes a 3,585 SF addition to the existing Unionville Volunteer Fire Company Building for storage, garage space, and a break room to the existing building located at 102 Mahood Road (Center Township Map 060-S6-AA). The Butler County Planning Commission had no comments per review letter dated July 23, 2021. Township Engineer Heath's comments, per review letter dated July 27, 2021, are as follows (*Mr. Joseph Gray's comments are italicized*):

1. Subdivision and Land Development Comments:
 - a. Section 14-403.B.3.i Show street lighting and street trees on the plans. (*The existing lighting and trees on site have been added to C101 and C102.*)
 - b. Section 14-403.B.3.m Standard map symbols for Center Township should be utilized on the plans, and a legend should be included to make the plans clear and concise. (*The plan has been changed to comply with Center Township standard symbol and legend.*)
 - c. Section 14-404.C.4 A final erosion and sedimentation control plan must be reviewed and approved by the PA Department of Environmental Protection. Copies of all approval letters

and permits should be provided upon receipt. *(The plan proposes less than one acre of disturbance and is therefore does not require review by the DEP or Butler County Conservation District. The proposed work will be done within existing pavement. Earth disturbance will be excavation hauled off site with no fill on the surface to runoff. Although silt runoff is not anticipated, we have added inlet filter bag details. These may be used in the two low areas next to the proposed building.)*

- d. Section 14-404.C.6 Confirmation of required utility services must be submitted. *(All utility service will be obtained from the existing building with no additional service needed.)*
- e. Section 14-404.C.8 Posting financial security in an amount and form acceptable to the Township Solicitor. *(Once all required site requirements have been finalized, we will provide an Opinion of Probable Cost with an engineer's seal to be used for financial security bonding, if required.)*
- f. A PA One Call serial number should be provided. *(We have performed a design One-Call Number 20212074186)*

2. Zoning Comments

Section 20-1105.D.2 Provide calculations to ensure that 60% lot maximum lot coverage is met, and that at least half of the remaining 40% is open space. *(The cover sheet G001 has been modified to show lot coverage calculations. The existing open field on the southern side of the property covers more than 40% of the property.)*

3. Stormwater Management Comments

Section 21-301.B Provide a plan with E&S controls for the proposed work, including limits of disturbance. *(The plan proposes less than one acre of disturbance and is therefore does not require review by the DEP or Butler County Conservation District. The proposed work will be done within existing pavement. Earth disturbance will be excavation hauled off site with no fill on the surface to runoff. Although silt runoff is not anticipated, we have added inlet filter bag details. These may be used in the two low areas next to the proposed building. This detail is found within the proposed plans.)*

4. Miscellaneous Comments

- a. Please provide a separate site plan and existing conditions plan. The proposed work is unclear on the combined plans. *(Separate existing and proposed site plans are provided and refined to make proposed work clearer.)*
- b. The existing site plan is not to scale. *(Existing site plan scale has been revised and confirmed.)*
- c. Provide legends on the plans. *(Legends have been provided)*
- d. Provide site details for the project. *(Site details have been provided on C103, although they are minimal due to the limited amount of site work needed for the project.)*
- e. Provide a grading plan with spot grades. *(There will be no significant change in grades and any grade changes will be provided with pavement to blend into existing pavement.)*
- f. Reference to the Gateway Sign and Rural Resource Overlay Districts should be added to the plans. *(The Gateway Sign and Rural Resource Overlay Districts have been added to the cover sheet.)*
- g. Provide sizing calculations for the downspouts. *(Gutter and downspout sizing calculations will be provided with the forthcoming building design.)*
- h. Provide turning templates for truck ingress/egress. *(The proposed plan and addition location has been designed with the assistance of the Unionville Fire Company who has done their due diligence in allowing for proper clearances with their vehicles.)*
- i. Provide parking calculations to support the numbers shown on the cover page. All parking spaces shall be striped per the township code. *(The proposed plan and addition location has been designed with the assistance of the Unionville Fire Company who has done their due diligence in allowing for proper clearances with their vehicles.)*

Schiebel motioned, contingent on the addition of turning templates and dimensions, recommending final approval of the Unionville Volunteer Fire Company Land Development No. 2021-07-06. Angiolieri seconded. Motion carried.

OLD BUISNESS: None

NEW BUSINESS: None

MISCELLANEOUS: None

ADJOURNMENT:

Schiebel motioned to adjourn at 7:50 p.m. Angiolieri seconded. Motion carried.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer