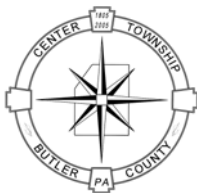


Board of Supervisors:
 Ronald Flatt, *Chairman*
 Philip Wulff, *Vice Chairman*
 Edward Latuska, *Supervisor*
 Robert Sloan, *Supervisor*
 Alan Smallwood, *Supervisor*



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

CENTER TOWNSHIP PLANNING COMMISSION

Regular Meeting Minutes
 August 25, 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 6:34 p.m. at the Unionville Volunteer Fire Company Firehall, 102 Mahood Road, Butler PA 16001.

ROLL CALL:

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

APPROVAL OF AGENDA:

Schiebel motioned approving the agenda for the August 25, 2021 meeting. Cavaliero seconded. Motion carried.

PUBLIC TO BE HEARD:

- A. Mr. Greg Stinson, 146 La Ray Drive: Mr. Stinson stated his house got flooded during this evenings storm. The culvert is clogged or blocked.
- B. Mr. Chris Young, 141 Lions Road: Mr. Young purchased the old Trostle building at 1755 North Main Street Extension (Center Township Map 060-S4-22A).

MINUTES:

- A. Regular Meeting – July 28, 2021: *Schiebel motioned approving the minutes of the Regular Meeting held on Wednesday, July 28, 2021. Wise seconded. Motion carried.*

SUBDIVISION & LAND DEVELOPMENTS:

- A. Duffy Highlands Phase II Major Subdivision No. 2021-08-07, Preliminary and Final, Expires 11/22/2021: Mr. Brad Simmons, Sheffler and Company, Inc, presented. Duffy Highlands Phase II (Center Township Map 060-S7-BAB) consisting of twenty-six and sixty-two hundredths (26.62) acres (m/l) He stated four and six tenths (4.6) acres (m/l) will be developed and a remnant of twenty-one and six hundredths (21.06) acres (m/l). There will be ten (10) lots for single family dwellings and ten (10) lots for duplexes. The Butler County Planning Commission had no comments per review letter dated August 19, 2021. Township Engineer Heath's comments, per review letter dated August 20, 2021, are as follows (*Mr. Brad Simmons's comments are italicized*):

- 1. Subdivision and Land Development Comments
 - a. Section 14-403.B.3.o Shown known or suspected surface/ subsurface mining areas on plans. (*An exhibit showing*

the site location in reference to W.P.A mine map retrieved from Pennsylvania Mine Map Atlas.)

- b. Section 14-404.B.4.f Label watercourses and floodplains on the land development plans. *(Watercourses and wetlands labels have been added to the plan set.)*
 - c. Section 14-404.C.4 A final erosion and sedimentation control plan must be provided, as well as reviewed and approved by the PA Department of Environmental Protection. Copies of all approval letters and permits should be provided upon receipt. *(Completed, approved, and signed E&S Plans have been included in the supporting documents submitted as well as the NPDES Permit Authorization letter.)*
 - d. Section 14-404.C.8 Posting financial security in an amount and form acceptable to the Township Solicitor. *(Financial security documentation will be compiled and provided to the township solicitor for review prior to the start of construction)*
2. Recorded Plan Comments
- a. Modification shall be requested to Chapter 14, Article IV, 14-403.B.3.e which requires subdivision plan to show existing and proposed contours. *(A modification request has been included in the supporting documents submitted.)*
 - b. Show all utilities for each lot including any existing easements. *(All utility easements have been included in the recording and subdivision plans.)*

Township Engineer Heath's comments, review letter dated August 25, 2021, are as follows:

3. Subdivision and Land Development Comments
- a. Section 14-403.B.3.o Shown known or suspected surface/ subsurface mining areas on plans. *(An exhibit showing the site location in reference to W.P.A mine map retrieved from Pennsylvania Mine Map Atlas.)*
 - b. Section 14-404.C.8 Posting financial security in an amount and form acceptable to the Township Solicitor. *(Financial security documentation will be compiled and provided to the township solicitor for review prior to the start of construction)*

Cavaliero motioned recommending granting the modification to Chapter 14, Article IV Section 14-403.B.3.e requiring existing and proposed contours. Chopp seconded. Motion carried.

Wise motioned, contingent on (1) add note to recorded plan for underground mines: (2) change font for degree symbol and (3) posting of performance bond, recommending preliminary and final approval of the Duffy Highlands Phase II No. 2021-08-07. Cavaliero seconded. Motion carried.

OLD BUISNESS: None

NEW BUSINESS:

- A. Aubrey Rezoning Request No 2101-01: Mr. George Aubrey presented. He requests to rezone seven parcels south of North Duffy Road (Center Township Maps 060-2F104-13E, 13EA, 13EB, 13EC, 13ED, 13EE and 13EF). Mr. Aubrey stated a road from North Duffy Road (T-509) through the Villas of Forest Oaks development to Mercer Road (T-494) would alleviate traffic at the North Duffy Road (T-509) and Mercer Road (T-494) intersection. Cavaliero stated the Center Township Comprehensive Plan reflects parcels as "R-2" Multi-Family Residential District. Schiebel has reservations about traffic. ***Cavaliero motioned recommending approval of Aubrey Rezoning Request No. 2101-01. Wise seconded. Motion carried.***

MISCELLANEOUS: None

ADJOURNMENT:

Schiebel motioned to adjourn at 7:24 p.m. Wise seconded. Motion carried.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer