

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



Anthony Amendolea, Secretary/Treasurer
Mark Lauer, Public Works Director
Michael Gallagher, Solicitor
Olsen & Associates, Engineer

PLANNING COMMISSION
Regular Meeting Minutes
September 24, 2014
6:30 p.m.

CALL TO ORDER:

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

ROLL CALL:

Present, in addition to Schiebel, were Vice Chairman Neil Ashbaugh; members Brad Cavaliero, Robert Sloan and Cheryl Schaefer; Township Engineer Ron Olsen and Secretary/Treasurer Anthony Amendolea.

APPROVAL OF AGENDA:

Schiebel motioned approving the agenda for the September 24, 2014 meeting, as presented. Ashbaugh seconded. Motion carried.

PUBLIC TO BE HEARD: None

MINUTES:

Cavaliero motioned approving the minutes of the Regular Meeting held August 27, 2014. Schaefer seconded. Sloan abstained. Motion carried.

SUBDIVISION & LAND DEVELOPMENTS:

1. Williams Minor Subdivision No. 2014-06-03, 3 Lots, Final, Expires 09/22/2014: Mr. Ron Bole presented. Mr. Grieg Williams, 120 West Brewster Road, desires to subdivide two (2) lots from Center Township Map 060-3F43-12ND consisting of 32.95 acres (m/l). Lot 1 will consist of 5 acres (m/l), Lot 2 will consist of 4 acres (m/l) and the original lot will consist of 23.95 acres (m/l).

Planning Commission tabled, at the meeting held on June 25, 2014, the Williams Minor Subdivision No. 2014-06-03 until Butler Area Sewer Authority verifies if a Sewage Facilities Planning Module is required. Mr. Ron Bole submitted a Sewage Facilities Planning Module waiver to the Pennsylvania Department of Environmental Protection.

Planning Commission tabled due to lack of representation at the meeting held on July 23, 2014.

Butler Area Sewer Authority requests a lateral be installed to serve lots 1 and 2. Mr. Bole granted the Township a ninety (90) day extension for the review process. Mr. Greig Williams is removing the lot line between Center Township Map 060-3F43-12ND and 3F43-12A, which is depicted on the plan. A twenty foot (20') easement for a proposed sewer lateral, which should be labeled as "private sewer lateral". An exemption must be completed by the Township and forwarded to Butler Area Sewer Authority for review. Upon review, the exemption must be sent to the Department of Environmental Protection for approval.

Schiebel motioned, contingent on (1) the proposed sewer lateral be labeled as "private sewer lateral" (2) correct zoning of the property in the northeast corner to "R-1" and add the R-1 restrictions to the plan and (3) the Pennsylvania Department of Environmental Protection's approval of the exemption, granting final approval of the Williams Minor Subdivision No. 2014-06-03. Cavaliero seconded. Motion carried.

2. Center Township Lot Line Revision No. 2014-08-07, Final, Expires 11/24/2014: Township Engineer Olsen presented for Center Township. Center Township is purchasing .026 acres from Center Township Map 060-S4-13 consisting of 4.345 acres (m/l) owned by Mac Properties to be conveyed to Center Township Map 060-S4-15 consisting of .388 acres (m/l). In addition, the Township is combining Center Township Map 060-S4-16B consisting of .315 acres (m/l) with Center Township Map 060-S4-15 consisting of .414 acres (m/l). The Township requests a modification to Chapter 14, Article IV, Section 14-404, Subsection B, Paragraphs 4.d and 4.e. Mr. Joseph Gray comments are as follows (*Township Engineer Olsen's comments are italicized*):

- a. A right-of-way width should be provided for right-of-way running north-south on the west side of the Center Township property.
- b. The scale of the drawing appears to be off.
- c. Please provide lot closure tabulation of Parcel A and total parcel S4-15 and S4-16B to verify the areas.
- d. It may be helpful to thicken lines of the consolidated lot to distinguish it.
- e. Due to the remaining size of MAC Property and that removing Parcel A (.026 acres) does not affect any property size or setback requirements, I see no need to completely define the eastern borders of the entire MAC Properties property. Therefore I recommend allowing the modification to not require the lands of MAC Properties to be surveyed in its entirety as requested.
- f. I agree that pavement and road R/W width are not a critical element to a lot line revision such as this and recommend granting a modification to allow these to be omitted from the plan.

Sloan motioned granting a modification to Chapter 14, Article IV, Section 14-404, Subsection B, Paragraphs 4.d and 4.e. Schaefer seconded. Motion carried.

Sloan motioned granting final approval of the Center Township Lot Line Revision No. 2014-08-07. Schiebel seconded. Motion carried.

OLD BUSINESS: None

NEW BUSINESS:

1. Mineral Extraction Ordinance: Mr. Jeff Pierce, Olsen and Associates, presented a zoning map and ordinance, adding requirements for health and safety, amendment. He is currently working with six (6) municipalities and four (4) counties on ordinance amendments based on the Robinson Township and Fairfield Township, Lycoming County cases. *Schiebel motioned authorizing Jeff Pierce to draft an ordinance for presentation to the Planning Commission. Ashbaugh seconded. Motion carried.*

MISCELLANEOUS:

1. Clearview Mall Traffic Signals Maintenance Easement: Township Engineer Olsen will present the Clearview Mall Traffic Signal Easement as a land development.

ADJOURNMENT:

Schaefer motioned to adjourn the Regular Meeting at 7:47 p.m. Sloan seconded. Motion carried.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer