

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



Anthony Amendolea, Secretary/Treasurer
Mark Lauer, Public Works Director
Richard Round, BCO/Zoning Official
Michael Gallagher, Solicitor
Olsen & Associates, Engineer

PLANNING COMMISSION
Regular Meeting Minutes
September 25, 2013
6:30 p.m.

CALL TO ORDER:

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

ROLL CALL:

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

APPROVAL OF AGENDA:

Sloan motioned approving the agenda for the September 25, 2013 meeting, as presented. Schiebel seconded. Motion carried unanimously.

PUBLIC TO BE HEARD: None

MINUTES:

1. Regular Meeting, August 28, 2013: *Schiebel motioned correcting, Old Business, Item 1 "by not installing" to read "by installing", the minutes of the Regular Meeting held August 28, 2013. Schaefer seconded. Motion carried unanimously.*

SUBDIVISION & LAND DEVELOPMENTS:

1. McDeavitt Minor Subdivision No. 2013-08-10B, 161 N Benbrook Road, Final, Expires 11/25/2013: Due to a pending sale of 161 North Benbrook Road (Center Township Map 2F106 14/15), Township Engineer Olsen recommended, due to the length of time to receive a NPDES permit, at the Board of Supervisors meeting held on September 11, 2013 that Mr. Ronald McDeavitt submit a plan removing Lot 4 from the McDeavitt Major Subdivision No. 2013-08-10. Olsen recommends adding to the plan by adding (1) the sanitary sewer line from the house to North Benbrook Road and (2) the thirty foot (30') utility easement to the Stewart property (Center Township Map 060-2F106-

14/19)), which will permit Mr. Stewart to install a sanitary sewer line from his property to North Benbrook Road. ***Sloan motioned, contingent on adding (1) sanitary sewer line from the house to North Benbrook Road, (2) the thirty foot (30') utility easement to the Stewart property (Center Township Map 060-2F106-14/19) and (3) receipt of the Butler County Planning Commission review letter. Schaefer seconded. Motion carried unanimously.***

2. McDeavitt Major Subdivision No. 2013-08-10, 5 Lots, N Benbrook Rd, Preliminary/Final, Expires 11/25/2013: Mr. Ronald McDeavitt presented a plan to create five (5) lots from Center Township Maps 060-2F106-14/15, 060-2F106-14/18, 060-2F106-14/20, and 060-2F106-14/21 consisting of 10.52 acres (m/l). Mr. McDeavitt received preliminary approval from the Board of Supervisors at their meeting held on September 11, 2013. Butler County Planning Commission, per letter dated August 23, 2013, had no comments. Butler Area Sewer Authority's comments were addressed in a letter dated June 28, 2013. The Sewage Facilities Planning Module (N6-13-002) Component 3 was forwarded to the Department of Environmental Protection on September 12, 2013. Application was made to the Butler County Conservation District for the NPDES permit. Mr. Ron Bole submitted a request *to grant Center Township an extension beyond the ninety (90) day review deadline and return to the Township when sewer lines are installed for final approval. Sloan motioned recommending to grant the extension. Schaefer seconded. Motion carried unanimously.*

OLD BUSINESS: None

NEW BUSINESS:

1. Roll Off Storage Units: Mr. Richard Gray has an opportunity to place temporary roll off storage units on his property at 2040 William Flynn Highway (Center Township Map 060-S5 A). Current zoning regulations do not permit storage facilities in the C-2, Heavy Commercial District. ***Sloan motioned recommending the Board of Supervisors review the proposed ordinance permitting storage facilities as a conditional use in the C-2, Highway Commercial District. Schaefer seconded. Motion carried unanimously***
2. Planned Residential Developments: Mr. George Aubrey asked for a possible amendment to Subdivision and Land Development Chapter 14 and Zoning Chapter 20 to included Planned Residential Developments. Schiebel stated Planned Residential Developments were removed because of the density. Schaefer is concerned with fire protection due to the closeness of the dwellings. Sloan stated water run-off and maintenance of stormwater detention ponds would be a problem. ***Sloan motioned recommending not reinstating Planned Residential Developments. Schaefer seconded.*** Sloan polled the Planning Commission.

Schaefer	Nay
Ashbaugh	Nay
Schiebel	Nay
Sloan	Nay

Motion carried unanimously.

3. Bucolic Halls: Building Code Official/Zoning Officer Round received a request to permit bucolic halls in the R-1A, Low Density Residential District. Schaefer and Ashbaugh are in favor due to the income that would be brought into the Township, if managed correctly, will be good for the Township, and would create jobs. Schiebel is in favor with the Kerns but need to consider how to prevent other venues in other areas of the Township. Sloan thought it is a good idea but cannot restrict activities and hours. Consensus of the Planning Commission is in favor of bucolic halls. This will be on the October agenda after further review.

MISCELLANEOUS:

1. Floodplain Maps: FEMA is revising the floodplain maps. Municipalities are required to review for correct street names. New ordinances will be required. Phasing out subsidiaries for insurance by twenty-five percent (25%) per year.
2. VA Hospital Expansion: Mr. Hefferin, Cambridge, will meet with the Board of Supervisors on October 7, 2013 at 6:30 p.m. to discuss the Herold property.

ADJOURNMENT:

Sloan motioned to adjourn the Regular Meeting at 8:00 p.m. Schaefer seconded. Motion carried unanimously.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer