

Board of Supervisors:
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Anthony Amendolea, Secretary/Treasurer
Michael Gallagher, Solicitor
Gateway Engineers, Engineer
Patrick Gauselmann, BCO/Zoning Officer

CENTER TOWNSHIP PLANNING COMMISSION
Regular Meeting Minutes
September 26, 2018
6:30 p.m.

CALL TO ORDER:

The Regular Meeting of the Center Township Planning Commission was called to order by Chairman Brad Cavaliero at 6:31 p.m. at the Unionville Volunteer Fire Company Firehall, 102 Mahood Road, Butler PA 16001.

ROLL CALL:

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

APPROVAL OF AGENDA:

McCollough motioned approving the agenda for the September 26, 2018 meeting. Wise seconded. Motion carried.

PUBLIC TO BE HEARD: None

MINUTES:

A. July 25, 2018: *Sloan motioned approving the minutes of the Regular Meeting held Wednesday, July 25, 2018. Wise seconded. Motion carried.*

SUBDIVISION & LAND DEVELOPMENTS:

A. Margate Manor Minor Subdivision No. 2018-09-08, Preliminary & Final, Expires 12/24/2018: Mr. Dennis Beblo presented. Mr. Beblo's engineer provided the following:

In order to simplify administration and understanding of this project, the following narrative information is offered for your consideration.

The general purpose of this project is twofold; first to resolve Township drainage and public road adoption issues on Margate Drive, including the elimination of Margate Court, and second to consolidate lands of Dennis G. Beblo and Cynthia C. Beblo. (Please see the attached maps) These issues have been discussed over the last two years at public meetings and we were requested by both the Township and Dennis Beblo to assist both parties in resolving the issues, with costs of doing so to be shared between the Township and Beblo.

A summary of our investigation and recommendations are as follows:

Road docket at the Court House revealed that Margate Drive was adopted by the Township (for public maintenance) only from the Mercer Street intersection to a point located at the center of what the Developer of the plan considered to be a temporary turn around. The adoption was for a 50' wide strip of road right-of-way which was not widened at the cul de sac. This surveying and "subdivision" material we have prepared provides the opportunity for the Township to resolve this issue by adopting either, (a) what the Township has been maintaining for more than 21 years or (b)

what it has been maintaining for more than the last 21 years plus an area beyond the end of the cul de sac as well as two small areas behind the curbs (on lands of Peters and lands on Berns). These additional areas are shown to be dedicated for public highway purposes which would facilitate drainage, snow removal, and future road maintenance. If for some reason Peters or Berns do not sign the plans dedicating these areas for roadway purposes, the Solicitor may explain legalities of continuing to maintain portions of highways that lack formal dedication and adoption. Otherwise, after the plan is signed and recorded the Solicitor can propose resolutions of adoption as appropriate.

Margate Court is to be eliminated, which is the desire of Beblo, and this elimination will relieve the Township of any future claims by private property owners that Margate Court should have been constructed by the original Land Developer or that it should be constructed by the Township to serve existing building lots that are now recorded at the Court House without access to a public road.

Current building lots fronting on Margate Court are shown on the drawings to be consolidated and made a part of other lands of Dennis Beblo, which will further resolve the issue as described in (2) above. The consolidated lands of Beblo are denoted as Lot 16R.

Drainage easements will be created as denoted on the plans that will enable Center Township to serve existing drainage structures that it has previously constructed, as well enable the Township to construct and maintain a new storm sewer through the lands of Beblo that the Township may wish to construct in the future.

A section of "Private Road and Public Utility Easement" will be redefined and maintained for the use of Beblo's Existing Lot 13, property now or formerly of James and Diana Hortert, and new Lot 16 R (owned by Dennis G. & Cynthia C. Beblo). A shared maintenance agreement between the benefitting parties is denoted on the plans to be recorded. Mr. Hortert is the uncle of Dennis Beblo and these two have been maintaining the existing shared private driveway in this area until now without a written agreement.

There is a possibility that Dan Green Properties LLC., may wish to extend Margate Drive as a public road or a private road to serve his adjoining property. Mr. Green and Mr. Beblo have discussed a way to accomplish this, but that road extension is not part of this current matter. It is my understanding that Mr. Beblo and Mr. Green may attend Township meeting to further discuss this with the Township.

Dennis Beblo has color coded drawings that he will present to you to simplify understanding of these various issues that are being resolved.

We have also provided suggested legal descriptions of various parcels needing deed preparations which we recommend be reviewed the Solicitor or other attorneys.

Butler County Planning Commission has not submitted a review letter. Township Engineer Heath's comments per letter dated September 21, 2018 are, as follows (*Mr. Dennis Beblo's comments are italicized*):

1. We need clarification on the dates of the provided plans. There are different dates on all the documents.
2. Letter for Butler County Planning Department.
3. Please identify revised areas on Lots 12 & 106.

Cavaliero motioned, contingent on (1) receipt of Butler County Planning Commission's review letter; (2) annotate cul de sac as "existing nonconforming"; (3) removal of all signature blocks and wording for Berns, Peters and Hortert (4) egress and ingress agreement for Hortert and Lot 13; and (5) amending property line for Lot A, recommending preliminary and final approval of the Margate Manor Minor Subdivision No. 2018-09-08. McCollough seconded. Motion carried.

- B. Birckbichler Minor Subdivision No. 2018-09-09, Final, Expires 12/24/2018: Mr. Cletus Birckbichler presented. Mr. Birckbichler desires to purchase .32 acres (m/l) from Center

Township Map 060-S4-DA currently owned by Mr. Richard K. Blain consisting of .82 acres (m/l). Butler County Planning Commission had no comments per review letter dated September 13, 2018. Center Township Engineer Heath had no comments. Sloan stated checklist items F7, F8 and I2 should be checked as "not applicable". *Wise motioned, contingent on annotating centerline for Covewood Drive, recommending final approval to the Birckbichler/Blain Minor Subdivision No. 2018-09-09. McCollough seconded. Motion carried.*

OLD BUSINESS:

- A. Jiffy Mart Land Development: Wise asked if there was any progress on the Jiffy Mart Land Development. Township Secretary/Treasurer Amendolea reported that they allegedly received approval from Butler Area Sewer Authority.
- B. Elliott Land Development: Wise questioned the status of the Elliott Land Development.

NEW BUSINESS:

- A. Butler County Fall Convention - 10/23/2018 - Slippery Rock - \$20: Butler County Association of Township Officials scheduled their Annual Fall Convention for Tuesday, October 23, 2018 at 6:00 p.m. If anyone is interested in attending, notify Township Secretary/Treasurer Amendolea no later than Wednesday, October 3, 2018.

MISCELLANEOUS:

- A. Center Township Recycling Event: Sloan reported that the recycling event held on Saturday, August 25, 2018 was successful. He reported there were sixty-two (62) vehicles and completed fifty (50) Comprehensive Plan surveys.

ADJOURNMENT:

Sloan motioned to adjourn at 7:57 p.m. Wise seconded. Motion carried.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer