

Board of Supervisors:

Edward Latuska, Chairman
Alan Smallwood, Vice Chairman
Ronald Flatt, Supervisor
Kenneth Frenchak Jr, Supervisor
Philip Wulff, Supervisor



Anthony Amendolea, Secretary/Treasurer
Michael Gallagher, Solicitor
Olsen Craft Associates, Engineer
Patrick Gauselmann, Zoning Officer

CENTER TOWNSHIP PLANNING COMMISSION
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Regular Meeting Minutes September 27, 2017 6:30 p.m.
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CALL TO ORDER:

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

ROLL CALL:

Present, in addition to Ashbaugh, were Vice Chairman Robert Sloan; members Brad Cavaliero and Robert Wise and; Township Engineer Ronald Olsen and Secretary/Treasurer Anthony Amendolea. Member Kasey McCollough was absent.

APPROVAL OF AGENDA:

Sloan motioned moving Old Business after New Business on the agenda for the September 27, 2017 meeting. Wise seconded. Motion carried.

PUBLIC TO BE HEARD: None

MINUTES:

Cavaliero motioned approving the minutes of the Regular Meeting held on Wednesday, August 23, 2017. Wise seconded. Motion carried.

SUBDIVISION & LAND DEVELOPMENTS:

1. Jiffy Mart Land Development No. 2017-03-04, Extension Request: Mr. James Day requests a ninety (90) day extension because they are awaiting approval from the Butler County Conservation District and Butler Area Sewer Authority. *Cavaliero motioned accepting the ninety (90) day extension for the Jiffy Mart Land Development No. 2017-03-04. Sloan seconded. Motion carried.*
2. Elliott Land Development No 2017-06-10, Extension Request: Mr. James Day requests a ninety (90) day extension because they are awaiting approval from Butler County Conservation District and Butler Area Sewer Authority. *Cavaliero motioned accepting the ninety (90) day extension for the Elliott Land Development No. 2017-06-10. Wise seconded. Motion carried.*
3. Roginski/Tack Minor Subdivision No. 2017-09-14, Final, Expires 12/25/2017: Ms. Deborah Roginski presented. Ms. Roginski proposes to convey .42 acres from Center Township Map 060-2F63-15/3A and 060-S14-DA to Center Township Map 060-S14-D132

to eliminate an unopened fifty (50) foot right-of-way. Butler County planning Commission had no comments per review letter dated September 19, 2017. Township Engineer Olsen's comments are as follows (*Ms. Cheryl Hughes comments are italicized*):

- a. The purpose of the subdivision is to both (*Comment only.*)
 - 1) Combine Parcel I and Parcel 2 (both being lands of Roginski) and to also combine these with parcels B, E, and F, (which are being subdivided from adjacent lands of Tack) and with Parcel A from an unopened right of way previously serving both property owners.
 - 2) Subdivide Parcels B, E, and F from lands of Tack and claim Parcels C and D from an unopened right of way area previously serving both property owners.
- b. We suggest that a note be added to the plan that the unopened 50' private right of way previously shared by Tack and Roginski is to be eliminated with previously unassigned ownership of the area of right of way to be assigned as described on the plan. (*Elimination of 50' private r/w note has been added.*)
- c. The new distribution of land ownership will result in the frame shed serving Roginski being located on lands of Roginski. (*Comment only.*)
- d. The new distribution of land ownership will also result in the entire gravel parking area serving Roginski being located on lands of Roginski. (*Comment only.*)
- e. A proposed utility easement (shown cross-hatched on the drawing) would be better labeled "proposed private utility easement to be reserved by Tack". This will facilitate the private sanitary sewer lateral serving the Tack property. (*Utility Easement notation has been revised.*)
- f. All underground and aerial utilities serving the two property owners should be shown on the drawing, including sanitary sewer, electric, water, and gas. Any private rights of way needed to encompass these private utility lines through lands to be conveyed should be denoted on the drawing. (*Visible utilities are shown on the plan, verification with owners will be made.*)
- g. The Applicants should take note that any Township approval and future recording of this plan does not convey individual parcels. The Applicants' private attorney(s) should prepare deeds of conveyance to be recorded. Our recent discussion with the Butler County Recorder of Deeds about a similar conveyance between neighbors indicated that a separate deed should also be prepared for the final, consolidated parcel to be owned by each property owner. Any questions regarding this should be addressed to the Butler County Recorder's office. (*Comment only.*)
- h. Since no additional building lots are being created, no PaDEP Sewage Facilities Planning Modules or exemptions are required. (*Comment only.*)
- i. Unless any new driveways are being contemplated, no applications for driveway permits are required. (*Comment only.*)
- j. No extensions of public sewer or water are shown to be needed. (*Comment only.*)

Sloan motioned, contingent on(1) the verification of utilities and (2) verification of property line that may be erroneous, recommending granting final approval of the Roginski/Tack Minor Subdivision No. 2017-09-14. Wise seconded. Motion carried.

4. A & D Holding Company Land Development No. 2017-09-15, Preliminary, Expires 12/25/2017: Mr. James Day presented. A & D Holding Company LLC proposes to expand their parking lot on Center Township Map 060-S3-14. Butler County Planning Commission has not submitted a review letter. Township Engineer Olsen's comments are as follows:

- a. The Application states that its purpose is "a lot line revision" and a Preliminary Land Development for a parking lot expansion. No information is currently shown in the submission related to a lot line revision but it does indicate designs for a parking lot expansion.
- b. The Applicant is proposing that the new parking lot will be on a separate lot from that of the primary use. However, all permitted and required off-street parking must be located on the same zoned lot as the use to which such spaces are accessory (Zoning Ord. Chapter 20 paragraph 20-1501D.). This shall require a lot consolidation.
- c. The Applicant is proposing several innovative solutions to stormwater management, including providing pervious pavement in the new parking lot.
- d. Ordinarily, no more than 10 parking spaces can be placed in a row without a 12' wide landscape partition being provided. (Zoning Ord. Paragraph 20-1501.E.3) The Applicant may request relief from this requirement due to the proposed use of pervious pavement.
- e. The new off-street parking is currently not shown screened on each side. An opaque ornamental fence or dense evergreen hedge (5' to 6' in height) shall be installed along its northwest and southwest sides. Due to use being medical offices, no more specific buffer yard screening is required. (Appendix A Table)
- f. We suggest that a sample of the proposed pervious pavement be shown to the Planning Commission and Board of Supervisors which demonstrates its composition and ability to be lined with paint or plastic markings.
- g. If the new or existing parking lot is to be illuminated, details of light fixtures and limitations of glare and lighting intensities should be provided by the Applicant. (Zoning Ord. Paragraph 20-1501.E.8)
- h. The private access easement through the subject parcel to land now or formerly of Wiefeling should be discussed at the Planning Commission meeting.

Due to the fact that this Application has been made for Preliminary Approval, we have not prepared a detailed review of the submitted Stormwater Management and Erosion & Sediment Control Plan for the reason that any revisions suggested by the Township to be made to the plans prior to Final Design submittal would necessitate a revised Stormwater Management Report.

Cavaliero motioned, contingent on items a through h, recommending granting preliminary approval of the A&D Holding Company Land Development No. 2017-09-15. Sloan seconded. Motion carried.

NEW BUSINESS:

1. Aubrey Rezoning Request: Mr. George Aubrey submitted a request to rezone Center Township Map and Parcels 060-2F104-13E, 060-2F104-13EA, 060-2F104-13EB and 060-2F104-13EC from R-1A, Low Density Residential District to R-2, Multi-Family Residential District. ***Cavaliero motioned recommending approval of the Aubrey request to rezone Center Township Map and Parcels 060-2F104-13E, 060-2F104-13EA, 060-2F104-13EB and 060-2F104-13EC from R-1A, Low Density Residential to R-2, Multi-Family Residential District to extend the R-2, Multi-Family Residential District. Wise seconded. Sloan abstained. Motion carried 3 to 0.***

OLD BUSINESS:

1. Comprehensive Plan Review: Mr. Richard Grossman presented an overview of updating the current Comprehensive Plan, as follows:

Use and Purpose of the Municipal Comprehensive Plan**I. Comprehensive Plans are both a process and a document****The Process:**

- Learn how citizens feel about issues related to growth, development and local government policy
- Build local leadership skills, knowledge, and personnel
- Build capacity to undertake community development projects

The Document

- Justification for zoning and subdivision ordinances and other official policies
- Identified priority projects for Commonwealth funding
- Distill broad goals for the Community into realistic actions and policies

II. Current Center Township Comprehensive Plan Chapters

Chapters:

1. Introduction and Purpose
2. Early History and Settlement Patterns
3. **Demographic Analysis**
4. **Housing and Households**
5. Socio-Economic Profile
6. Educational Opportunities
7. **Transportation and Circulation**
8. Government and Community Facilities
9. **Current and Future Land Use**
10. Development Constraints
11. **Citizen Participation**
12. **Implementation Plan**

The Base Plan is 100 Pages with an additional 79 pages of appendices

III. Minimal Updates:

Revisit and Revise Population Projections and Forecasts: The current Comprehensive Plan relied heavily upon 2010 Census. Using this, SPC forecasts, and building permit data, the consultant will gather and analyze data and prepare a series of mathematical population projections as a basis for growth planning.

Update Land Use Policy Plan and Transportation Plan Based upon updated information: As necessary, growth areas should be revised and future land use maps altered to meet changing needs over the past decade. This portion of the update can also be used to plan for future housing needs. An aging population may indicate a need to change zoning districts to accommodate alternative housing types suitable to older persons. There is also a need to reexamine land use planning to focus on changing development and highway travel patterns.

Review and expand Implementation Plan: The update represents an appropriate time to reevaluate these recommendations. If an action plan item was implemented, the update should note that. If an action item has not been implemented, it should be reevaluated. The Township can choose to retain it, alter it or remove it as necessary.

Identify New Priority Capital Projects: Pa Department of Community And Economic Development Planners have requested that municipalities try to identify major capital projects that implement local comprehensive planning. An updated list would assist the Township in obtaining future grant funding. The Commonwealth suggests these priorities be limited to no more than 3-4 high priority projects. These should be selected in concert with Township leadership and listed in the Action Plan document.

IV. 2017-2018 Options

The Process:

1. Undertake a new mail survey to determine if citizen attitudes have changed (Cost:\$10,000+/-)
2. Undertake 1-3 Town Hall Open Forum meeting(s) to attract interested citizens (Cost: \$1500 per meeting)
3. Undertake 10-12 Key Person Interviews (Business leaders, developers, govt.) (Cost: \$1600)
4. Update existing Land Use maps with volunteer effort for field survey

The Document:

1. New 30-40 page "update document" which amends 2012 plan, but retains entire document as part of the official plan.
2. Create a new 50-70 page document that integrates the entire 2012 plan into one new document with greater brevity.
3. Add new information to the existing document as available and applicable and re-adopt entire package as a new plan.
4. Join the BMM Plan group?

He will prepare a Scope of Services for the Board of Supervisors. He projects the project will take approximately eighteen (18) to twenty-four (24) months.

MISCELLANEOUS:

1. Party Halls: Ms. Bradene Kaltenbach questioned what the next step is. Wise stated that the existing barn is closer than one hundred fifty (150) feet from the property line. She will present information at the next meeting.
2. Food Truck Ordinance: Frenchak stated he wanted to establish a fee for food trucks. However, after discussing with Mr. Dave Bestwick, Recon Brewery, he has changed his position. Therefore, he withdrew the request to work on a food truck ordinance.

ADJOURNMENT:

Cavaliero motioned adjourning the Regular Meeting at 9:36 p.m. Sloan seconded. Motion carried.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer