

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 & Associates, Engineer
Patrick Gauselmann, Zoning Officer

CENTER TOWNSHIP PLANNING COMMISSION
Regular Meeting Minutes
September 28, 2016
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 6:31 p.m. at the Unionville Volunteer Fire Company Firehall, 102 Mahood Road, Butler PA 16001.

ROLL CALL:

Present, in addition to Schiebel, were members Neil Ashbaugh, Brad Cavaliero, Kasey McCollough and Robert Sloan; Township Engineer Ronald Olsen; and Secretary/Treasurer Anthony Amendolea.

APPROVAL OF AGENDA:

Cavaliero motioned approving the agenda for the September 28, 2016 meeting, as presented. Schiebel seconded. Motion carried.

PUBLIC TO BE HEARD:

1. Mr. Joe Youkers, 417 Holyoke Road: Mr. Youkers wants to place a pre-built garage on his property. Patrick Gauselmann, Zoning Officer, suggested he attend the Planning Commission for their opinion. The garage would be located in the front yard. Mr. Youkers needs to apply to the Zoning Hearing Board for a variance.

MINUTES:

1. August 24, 2016: *Sloan motioned approving the minutes for the meeting held on Wednesday, August 24, 2016. Schiebel seconded. Motion carried.*

SUBDIVISION & LAND DEVELOPMENTS:

1. Cambridge Healthcare Solutions Land Development No. 2015-03-09, Reapproval: Cambridge Healthcare Solutions failed to record the plan within ninety (90) days of approval which was granted on May 13, 2015. The emergency access only was moved from the original location which needs depicted on the plan. An agreement was signed on September 21, 2016 for the emergency access with the following terms:
 - a. The emergency access road shall be in the location set forth in Exhibit "1" hereto, being a

- drawing of Stantec submitted on September 19, 2016;
- b. The emergency access road shall be a restricted secondary emergency access which shall be gated;
 - c. The gate shall only be opened in the event of a reasonable emergency. Cambridge shall not distribute the key to any other party, except in the event of emergency;
 - d. Cambridge shall develop a Plan so that snow removal can be effected without affording regular traffic the ability to utilize the emergency access road;
 - e. The emergency access road may be a two lane paved road with lighting plan approved by the Township Engineer, whose approval shall not be unreasonably withheld. The emergency access road will be permitted to have an exit sign at the intersection with Duffy Road stating "Right Turn Only". The opposite side of the sign shall state "Emergency Access Only";
 - f. Cambridge shall install a lockbox so that the Unionville Volunteer Fire Department may have access to the gate in the event of an emergency;
 - g. Cambridge agrees that a violation of this Agreement shall be subject to a fine of \$100.00 per occurrence plus the payment of attorney's fees and costs. In the event of a second violation in any twelve (12) month period, the fine shall increase to \$500.00;
 - h. Cambridge agrees that should this Agreement need to be enforced, then it may be enforced in the Court of Common Pleas of Butler County and in that event, the parties agree that the violation constitutes a clear and present danger to the residents of and visitors to Center Township and damages cannot adequately compensate the Township for the loss;
 - i. In the event Cambridge seeks to open the emergency access road as an entrance, Cambridge shall be required to obtain a traffic study pursuant to the standards of the Township Subdivision and Land Development Ordinance, and comply with all standards of the traffic study. Also in that event, a revised Land Development and Subdivision Plan shall be submitted to the Township for consideration

Schiebel motioned, contingent on the "Secondary Access Road" be labeled as "Emergency Access", granting final approval of the Cambridge Healthcare Solutions Land Development No. 2015-06-09. Sloan seconded. Motion carried.

2. Isaacs Minor Subdivision No. 2016-05-03, Reapproval: Mr. Scott Isaacs failed to record the plan within ninety (90) days of approval which was granted on June 8, 2016. ***Schiebel motioned granting re-approval of the Isaacs Minor Subdivision No. 2016-05-06. Cavaliero seconded. Motion carried.***
3. Errera Lot Line Revision No. 2016-09-07, Final, Expires 12/26/2016: Mr. Errera proposes moving the line within Center Township Map 060-S5-C1 to create two (2) lots consisting of 1.39 acres (m/l) and 3.37 acres (m/l). Butler County Planning Commission had no comments per review letter dated September 22, 2016. Township Engineer Olsen's comments are as follows (*Ms. Cheryl Hughes' comments are italicized*):
 - a. The stated purpose of the Application is to revise the lot lines between Lot 1 and Lot 2 as shown on plan of lots PB99 page 12. No new building lots are being created. Both lots are owned by the Applicant so this is a Minor Subdivision Lot Line Revision. (*No comment*)

- b. Tax map records of Butler County show all property of Errera to be in one Parcel. Evidently, deeds show two separate lots and the Applicant should be prepared to discuss this issue at the public meetings. *(The Errera property was conveyed to him by Dave Sarver by two deeds. These deeds include the Riskosky property to the west and north. Dave Sarver had a subdivision prepared in P.B. 99 pg. 12 which revised this into three (3) lots. Riskosky purchased Lot #3 from Sarver leaving Lots 1 and 2 as shown. The Errera deeds should have reflected the subdivision but did not. The approximate deed line is shown on this plan and copies of the Errera deeds and plan are attached.)*
- c. The proposed application will result in two separate lots, Revised Lot 1 and Revised Lot 2 each served by an on-lot sewage treatment system. Each will be saleable separately. Therefore, the Applicant should request the Township Sewage Enforcement Officer to confirm that neither of the two existing septic systems are malfunctioning. *(Owner will contact Township SEO for inspection of existing systems.)*
- d. A proposed septic easement and a proposed ingress-egress easement is to be reserved for Lot 1. If Lot 1 or Lot 2 is sold, the Applicant's attorney will necessarily reserve or convey easements in the deed instruments. *(No comment)*
- e. If any existing utilities such as water, gas, electric, or cable cross one lot to serve another, these utilities should be shown and easements delineated. (Chapter 14 14-403 G. I.C). *(Visible utilities are shown on the plan.)*
- f. The rear building on revised Lot 2 is denoted "Existing Non-conforming Structure" due to its being over the new 50' front building line. This is acceptable. *(No comment)*
- g. The 1 story brick building on revised Lot 1 should be labeled "Existing Non-Conforming Use" due to new residential uses not being a permitted use nor conditional use in a C-2 zoning district. *(Residence on Lot 1 has been noted as existing non-conforming use.)*
- h. If the residential structure on revised Lot 1 is changed to commercial use, then the Applicant is advised that the proposed garage shown on the plan must be submitted on a separate Land Development Application. *(No comment)*
- i. Since this is a minor subdivision, contours are not necessary on this submission. *(No comment)*
- j. The Applicant is advised that a stormwater management plan may be required for any proposed building on the revised lots. *(No comment)*

Sloan motioned, contingent on receipt of the Pennsylvania Department of Environmental Protection documentation for the septic system, recommending final approval of the Errera Lot Line Revision No. 2016-09-07. Schiebel seconded. Motion carried.

- 4. Tack/Houston Minor Subdivision No. 2016-09-08, Final, Expires 12/26/2016: Mr. Eric Tack proposes to conveying .75 acres from Center Township Map 060-2F63-11G to Center Township Map 060-S19-C8. Butler County Planning Commission had no comments per review letter dated September 14, 2016. Township Engineer Olsen's comments are as follows *(Ms Cheryl Hughes' comments are italicized):*
 - a. The stated purpose of the Application is to subdivide 0.75 acres from lands of the Houston's and convey this to the Tacks who will combine this with their other-adjoining lands. Therefore, no new separate lot is to be created and no PaDEP Sewage Facilities Planning Modules are required. *(No comment)*
 - b. The Application states that both existing lots are connected to public water. The public water line

serving lands of Houston should be shown on the plan. If it is not within the existing 20' utility easement, this may require the creation of a private waterline easement through Parcel A to serve the remnant lands of Houston. (*We have shown Houston's water service line in approximate location with a proposed easement.*)

- c. The Application states that lands of Houston are served by public sewers and the sewer line is shown on the plan which is acceptable. (*No comment*)
- d. An existing septic field is shown on the lands of Tack. Since the Tacks are expanding their land area, a septic system inspection is not required for this submission. (*No comment*)
- e. If other utilities serve the subject lots, they should be shown on the plan. (*Visible utilities are shown on the plan.*)

Schiebel motioned recommending final approval of the Tack/Houston Minor Subdivision No. 2016-09-08. McCollough seconded. Motion carried.

- 5. BASD Land Development No. 2016-09-09, Preliminary & Final, Expires 12/26/2016: Mr. Mike Preston, Stantec, presented. Butler School District proposes adding additional parking spaces at Center Township Elementary School. Butler County Planning Commission, "*questioned if this addition will require additional Storm Water Management and additional Handicap space designations.*", per review letter dated September 22, 2016
 - a. The purpose of the Application appears to be the proposed addition of approximately 24 parking spaces at the front of the school.
 - b. The proposed parking spaces are at a location not adjacent to any pedestrian entrance and therefore interconnecting sidewalks to entries may be appropriate. The proposed location of the parking will possibly conflict with school bus and employee parking and parent drop-off movements and should be considered carefully by the Applicant.
 - c. Parking spaces dimensions should, at minimum, meet Zoning Ordinance Appendix B Figure 20 with 9' width, 20' length, and 24' aisle. A landscaped bulb should be provided every 10 spaces per Figure 30 unless permitted otherwise by the Township.
 - d. Spot proposed elevations and paving details should be added to the drawings as well as a curb detail.
 - e. Stormwater runoff from the school has been an ongoing problem to lands downstream of the school. We recommend that the submission include a Post Construction Stormwater Management Plan meeting the Township's Act 167 Stormwater Management Ordinance, possibly complying by the construction of two the Township's standard On-lot Stormwater Detention Sumps per standard Details SD 22 and SD 23.
 - f. A recording block should be added to the cover sheet; the Township Planning Commission signature block should be changed to "Review" rather than approval.
 - g. As part of the approval process, the Applicant should execute a Stormwater Management Operation and Maintenance Agreement for the stormwater management system selected and this must be recorded at the County Recorder's Office.
 - h. The Applicant must provide an Engineer's Construction Cost Estimate for approval by the Township Engineer.
 - i. The Applicant must provide Performance Security in the amount of 110% of Township-required improvements including stormwater management and revegetation.

Schiebel motioned, contingent on items c, d, e, f, g, h and i, recommending preliminary and final approval of the Butler Area School District Land Development No. 2016-09-09. McCollough seconded. Motion carried.

OLD BUSINESS:

1. Comprehensive Plan Review: Township Secretary/Treasurer Amendolea will draft an advertisement for individuals interested to serve on the Comprehensive Plan review committee. Township Engineer Olsen contacted Mr. Rick Grossman, who is interested in assisting the Planning Commission with the review.

NEW BUSINESS:

1. Kaltenbach Zoning Request: Ms. Bradene Kaltenbach submitted a request to permit an existing barn to be used as wedding, receptions and family reunions venue. However, due to no representation the request was tabled.
2. Township Official Map: Township Engineer Olsen presented a proposed map depicting a new road connecting the State Route 422 and North Duffy Road (T-509). He will provide guidance from the State on adopting an Official Township Map. He suggests amending the Economic Resource Overlay District to require developers to install the infrastructure.

MISCELLANEOUS:

1. Sheetz/Rite Aid Retaining Wall: The Board of Supervisors met with the developer on Tuesday, September 27, 2016. Construction is scheduled to be next week. Opening is projected for January 2017. Butler County Conservation District has some minor concerns. West Penn Power will installing poles within the next few days.
2. Cambridge Healthcare Solutions: Cambridge is schedule to start construction of North Duffy Road next week.

ADJOURNMENT:

Cavaliero motioned adjourning the Regular Meeting at 7:56 p.m. Schiebel seconded. Motion carried.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer