

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
October 23, 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, Brad Cavaliero and Thomas Schiebel; Township Engineer Ron Olsen; and Secretary/Treasurer Anthony Amendolea.

APPROVAL OF AGENDA:

Schiebel motioned correcting, by adding under Miscellaneous Item 1, Condominium Financing, and Item 2, McDonalds Restaurant, the agenda for the October 23, 2013 meeting. Cavaliero seconded. Motion carried unanimously.

PUBLIC TO BE HEARD: None

MINUTES:

1. Regular Meeting, September 25, 2013: *Schiebel motioned approving the minutes of the Regular Meeting held September 25, 2013. Schaefer seconded. Motion carried unanimously.*

SUBDIVISION & LAND DEVELOPMENTS:

1. Schweinsberg Lot Line Revision No. 2013-10-11, 111 Mahood Road, Final, Expires 1/21/2014: Ms. Joyce Schweinsberg presented a plan to combine Center Township Map 060-S6-D5 (.85 acres m/l) being 111 Mahood Road and Center Township Map 060-S6-D5A (.12 acres m/l) being 111 Tuck Lane. Butler County Planning Commission has not submitted any comments. Township Engineer Olsen's comments are as follows:

- a. Although the existing septic system is located partially off of the property, it is an existing condition and no new structures are being proposed as part of this submission. We therefore do not view this situation to be an item of concern for this Lot Line revision.
- b. The mobile home should be labeled as an existing non-conforming use and an existing non-conforming structure due to its not being a permitted use in the industrial zone and its location not meeting building line restrictions.

Schaefer motioned, contingent on (1) labeling existing mobile home as non-conforming structure and use and (2) receipt of Butler County Planning Commission review letter, recommending final approval for the Schweinsberg Lot Line Revision No. 2013-10-11. Cavaliero seconded. Motion carried unanimously.

2. Saul's Pre-Application: Mr. William Saul desires to subdivide one (1) acre (m/l) from Center Township Map 060-3F41-34B (90.734 acres m/l) being 5145 Brown Road for his daughter. Five lots have been previously subdivided from this parcel. Therefore, this is a major subdivision. Contours, existing streams, wetlands and utilities, and stormwater management for impervious surfaces must be addressed at the time the plan is presented to the Planning Commission.

NEW BUSINESS:

1. Giles 3rd Accessory Structure: Mr. and Mrs. John Giles, 101 Timothy Lane (Center Township Map 060-2F104-12L) proposes to construct a 20' x 30' music pavilion. ***Ashbaugh motioned approving the 3rd accessory structure to be constructed at 101 Timothy Lane (Center Township Map 060-2F104-12L). Schaefer second. Motion carried unanimously.***
2. Recreational Vehicle Sales: Building Code Official/Zoning Officer Round has received requests to permit, as a conditional use, the sale of recreational vehicles in the "C-1" Retail and Service Commercial Zoning District and the "M-1" Light Industrial Zoning District. Currently, sales of motorcycles and recreational vehicles are a permitted use in Chapter 20, Zoning, Article X, "C-2" Highway Commercial Zoning District. Sales of all terrain vehicles, snowmobiles and boats are not mentioned anywhere. Planning Commission recommends including any motorized vehicles, campers/trailers, define recreational vehicles, tractor/forklifts, and industrial and heavy equipment.

OLD BUSINESS:

1. Bucolic Halls: Building Code Official/Zoning Officer Round presented a proposed ordinance addressing bucolic halls. The Planning Commission reviewed and made the following revisions. Ms. Linda Bates contacted the Zoning Officer for Clinton Township for a copy of their ordinance for Armstrong Farms. Planning Commission provided a copy of the proposed changes to Mr. Kurt Kern for his review.
2. Roll Off Storage Units: The Planning Commission recommended the Board of Supervisors consider the possibility of permitting roll off storage units, as a conditional use, in the "C-2" Highway Commercial Zoning District. The Board of Supervisors

motioned authorizing the staff to prepare an ordinance permitting self contained storage units, as a conditional use, in the "C-2" Highway Commercial Zoning District. The Planning Commission requests a copy of the proposed changes be given to Mr. Richard Gray for his opinion.

MISCELLANEOUS:

1. Condominium Financing: Mr. George Aubrey stated financing was not available. Ashbaugh contacted Northwest Savings and Farmers National Bank for clarification. Both banks agreed that it depends on the market.
2. McDonalds Restaurant: McDonalds Restaurant is waiting for the agreement between PNC Bank and them. If construction does not start prior to November 1, 2013, it will not start before Spring 2014.
3. Butler Area Sewer Authority Consent Order: The Department of Environmental Protection has lifted the Consent Order for Butler Area Sewer Authority. Developers are permitted to file an exemption from the Sewage Facilities Planning Modules.

ADJOURNMENT:

Sloan motioned to adjourn the Regular Meeting at 7:57 p.m. Schiebel seconded. Motion carried unanimously.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer