

Board of Supervisors:
Ronald Flatt, Chairman
Philip Wulff, Vice Chairman
Edward Latuska, Supervisor
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Alan Smallwood, Supervisor



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

CENTER TOWNSHIP PLANNING COMMISSION
Regular Meeting Minutes
October 23, 2019
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 6:30 p.m. at the Unionville Volunteer Fire Company Firehall, 102 Mahood Road, Butler PA 16001.

ROLL CALL:

Present, in addition to Schiebel, were Vice Chairman Robert Wise; members Nicholas Angiolieri, Brad Cavaliero and Robert Sloan; Township Engineer David Heath; and Secretary/Treasurer Anthony Amendolea.

APPROVAL OF AGENDA:

Schiebel motioned approving the agenda for the October 23, 2019 meeting. Sloan seconded. Motion carried.

PUBLIC TO BE HEARD:

- A. Mr. Joe Gray, Gray Consulting: Mr. Gray presented a proposal for Martin Sales and Service, 1635 North Main Street Extension (Center Township Map 060-S3-A4) to construct a 4,800 square foot storage building for their business purely for storage with no office, work rooms, and no need for restrooms.
 - 1. The two lots (Center Township Map 060-S3-A3 and A4) will be combined to allow the new building to be an accessory structure.
 - 2. The new building is being placed on existing gravel and stone storage/ loading area.
 - 3. There is no plan or need for expanding the parking area with this project.
 - 4. Since the building is less than 4,800 square foot, we will ask for an exemption from Rate Controls, Volume Controls, or Stormwater Management Site Plan requirements according to paragraph D of ordinance 21-302. This may or may not contradict ordinance 20-1816 Stormwater Drainage. For the storm water drainage from the proposed building roof we are proposing to have gutters and downspouts tied to drain pipes running the length of the building which will tie into existing storm drains. The storm drain discharges to a point where the existing

grade currently directs the storm runoff. Therefore pre and post storm water will end up in the same point.

There are no plans to add sidewalks, pavement, lighting or landscaping.

MINUTES:

- A. July 24, 2019: *Schiebel motioned approving the minutes of the Regular Meeting held Wednesday, July 24, 2019. Cavaliero seconded. Motion carried.*

SUBDIVISION & LAND DEVELOPMENTS: None

OLD BUISNESS: None

NEW BUSINESS:

- A. Hangliter Pre-Application Request: Mr. Rich Hangliter submitted a pre-application to subdivide two (2) acres (m/l) from Center Township Map 060-2F106-12 consisting 182.33 acres (m/l) located at 904 Sunset Drive (T-442) to construct a single family dwelling. Mr. Hangliter is seeking two (2) waivers, as follows:

1. A waiver to not require the surveying of the entire golf course
2. A waiver to not require the surveying of other structures on the property, including the clubhouse, two (2) residences, two (2) maintenance barns and a picnic pavilion.

Township Engineer Heath stated the surveying consultant will have to make the determination of the best means to depict the parcel and accuracy in location of the existing structures.

MISCELLANEOUS:

- A. Cambridge/Veterans Administration Stormwater: Township Engineer Heath stated that the Department of Environmental Protection requests a redesign to be submitted no later than November 15, 2019.

ADJOURNMENT:

Schiebel motioned to adjourn at 7:15 p.m. Wise seconded. Motion carried.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer