

Board of Supervisors:
Ronald Flatt, Chairman
Philip Wulff, Vice Chairman
Edward Latuska, Supervisor
Robert Sloan, Supervisor
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 24, 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 6:30 p.m. at the Unionville Volunteer Fire Company Firehall, 102 Mahood Road, Butler PA 16001.

ROLL CALL:

Present, in addition to Cavaliero, were members Robert Sloan and Robert Wise; Township Engineer David Heath; and Secretary/Treasurer Anthony Amendolea.

APPROVAL OF AGENDA:

Sloan motioned approving the agenda for the October 24, 2018 meeting. Wise seconded. Motion carried.

PUBLIC TO BE HEARD:

- A. Ms. Cheryl Hughes, Land Surveyors, Inc: She presented a minor subdivision plan for Tack/Roginski which requires a correction. A fifty (50) foot right-of-way was removed in error. Ms. Hughes concern is the thirty-nine (39) foot of road frontage. If unable to provide for a fifty (50) foot right-of-way, a variance would be applied for from the Zoning Hearing Board.

MINUTES:

- A. September 26, 2018: *Sloan motioned approving the minutes of the Regular Meeting held Wednesday, September 26, 2018. Wise seconded. Motion carried.*

SUBDIVISION & LAND DEVELOPMENTS:

- A. Giles Holdings Lot Line Revision No. 2018-10-10, Final, Expires 01/22/2019: Mr. John Giles proposes removing the lot line between 1735 North Main Street Extension (Center Township Map 060-S4-18A) consisting of 1.148 acres (m/l) and 1737 North Main Street Extension (Center Township Map 060--S4-19) consisting of 1.595 acres (m/l). Butler County Planning Commission had no comments per review letter dated October 15, 2018. Township Engineer Heath's comments are, as follows:
 - 1. Show all utilities for each lot including any existing easements.
 - 2. Indicate the owner of the existing shed that on the eastern property line.
 - 3. Show the address and phone number of the subdivider.
 - 4. Add FEMA flood plain note.

Wise discussed Building Code Official/Zoning Officer Gauselmann's concerns of not applying for a land development. Township Engineer Heath stated a land development would be forthcoming. ***Wise motioned, due to no representation, tabling the Giles Holdings Lot line Revision No. 2018-10-10. Sloan seconded. Motion carried.***

OLD BUISNESS:

- A. Margate Manor Minor Subdivision No. 2018-09-08: Sloan questioned what action the Board Of Supervisors took. He was advised of the following:

Flatt 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 Bern and Peters and (4) receipt of Right-of-Way legal description and map, granting preliminary and final approval of the Margate Manor Minor Subdivision No. 2018-09-08. Latuska seconded. Motion carried.

NEW BUSINESS:

- A. Butler Floor Request: Butler Flooring wants to change their parking lot slightly by eliminating some green areas and replacing them with asphalt or concrete. Township Engineer Heath recommends they submit a land development due to the effect on stormwater and grading. He suggests a land development plan be submitted for review. ***Cavaliero motioned, due to no representation, tabling the Butler Floor Request. Sloan seconded. Motion carried.***

MISCELLANEOUS:

- A. Resignations: Ashbaugh and McCollough submitted resignations effective immediately.

ADJOURNMENT:

Cavaliero motioned to adjourn at 7:17 p.m. Wise seconded. Motion carried.