

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**  
 Regular Meeting Minutes  
 October 25, 2017  
 6:30 p.m.

**CALL TO ORDER:**

The Regular Meeting of the Center Township Planning Commission was called to order by Chairman Neil Ashbaugh at 6:37 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 Kasey McCollough and Robert Wise; and Secretary/Treasurer Anthony Amendolea. Member Brad Cavaliero arrived at 6:40. Township Engineer Ronald Olsen was absent.

**APPROVAL OF AGENDA:**

*Sloan motioned approving the agenda for the October 25, 2017 meeting. McCollough seconded. Motion carried.*

**PUBLIC TO BE HEARD:** None

**MINUTES:**

*McCollough motioned approving the minutes of the Regular Meeting held on Wednesday, September 27, 2017. Wise seconded. Motion carried.*

**SUBDIVISION & LAND DEVELOPMENTS:** None

**OLD BUSINESS:**

1. Proposed Social Event Hall: Ashbaugh recognized the letter from Supervisor Flatt.  
*"Recently the Board of Supervisors referred to your Board for review and comment an ordinance establishing and regulating Bucolic Halls. The vote to do so was not unanimous. I oppose even the consideration of this ordinance as a waste of time, for under no circumstances will I vote for such an ordinance, no matter its configuration. My position is that the residents that live in the R-1-A or other residential zones do so because they do not want business activity near them. It is why they chose to live where they do. Furthermore, I believe that we already permit social halls in our non-residential zones. For your consideration."*  
 Michael and Bradene Kaltenbach stated their building is one hundred ten (110) feet from the property line and has a natural barrier. Question was asked whether portable toilets could be used instead of sewage holding tanks. There would be no more than one hundred fifty (150) individuals at any event. A review of the proposed Social Event Hall ordinance was done:

- a. **SOCIAL HALL:** A social hall; reception hall; banquet hall or bucolic hall, rural establishment, is a room or building for the purpose of hosting a party, banquet, wedding or other reception, or other social event, limited to attendance by invitation or reservation are held.

1) Social Event Hall

- a) Hall site shall be considered non- residential and is subject to Land Development requirements.
- b) Access shall be from local roads only. Access from private lane is prohibited.
- c) No more than five (5) facilities will be permitted.
- d) The minimum site area required for a single hall shall be five (5) acres.
- e) The hall must be set at least one hundred fifty (150) feet from any property line.
- f) No structure shall be permitted within two hundred (200) feet of the hall.

EXCEPTION: One (1) accessory structure to be used for the storage of maintenance equipment. This building shall be under one thousand (1,000) square feet in roof footprint with a maximum peak height of fifteen (15) feet. This building must be at least ten (10) feet from the hall and fifty (50) feet from any property line.

EXCEPTION: One (1) existing single family dwelling inhabited full time by the hall operator. The dwelling must be at least fifty (50) feet from the hall and fifty (50) feet from any property line. The housing of occupants other than the hall operator and the operator's immediate family, for any period of time, is prohibited.

EXCEPTION: Vegetative buffer as regulated by Article XVIII of this Chapter.

EXCEPTION: Sign as permitted by Article XXI of this Chapter.

- g) Parking areas and associated drives shall be set back a minimum of thirty (30) feet from any property line and shall be screened from adjacent residential properties, as per Article XX of this Chapter.
- h) Parking areas shall be dust free/mud free surface except handicapped areas must be a paved or concrete surface.

- i) Exterior lighting shall be required. Such lighting shall be oriented away from and shall not produce glare on adjacent residential properties. Lighting shall be controlled by an automatic timer which is set to de-energize the lighting between the hours of 11:00 p.m. and noon.
- j) The selling of any food or drink containing alcohol shall be prohibited.
- k) Outdoor speakers shall be prohibited after 9:00 p.m..
- l) Exterior signs shall comply with Article XXI of this Chapter.
- m) Any activity using and/or involving nudity, partial nudity, sexually oriented materials, sexually oriented entertainment, and/or sexually oriented services shall be prohibited.
- ~~n) No products of any kind may be sold on or at the site.~~
- o) Hall shall obtain an annual permit in compliance with Chapter 7 of the Center Township Codification of Ordinances.
- p) No hall shall allow occupancy by more than two hundred (200) persons at any given time. Lesser occupancy limitations may be required by the Pennsylvania Uniform Construction Code.
- q) The following shall be conspicuously posted at all entryways to the hall in minimum four (4) inch high lettering. Posting shall be illuminated at all times while hall is occupied;
  - 1) Maximum permitted occupancy
  - 2) Hours of operation
  - 3) All customers and vehicles must be off site by 11:30 p. m.
  - 4) Penalties for non compliance
  - 5) 24 hour phone number of hall operator
- r) Solid waste management shall comply with Chapter 16 of the Center Township Codification of Ordinances.

*Cavaliero motioned, contingent on removing Section 4, Item 32, subparagraph n, recommending approval of the Social Events Hall ordinance. McCollough seconded. Motion carried.*

**NEW BUSINESS:** None

**MISCELLANEOUS:** None

**ADJOURNMENT:**

*Sloan motioned adjourning the Regular Meeting at 7:29 p.m. Cavaliero seconded. Motion carried.*

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ANTHONY A. AMENDOLEA  
Township Secretary/Treasurer