

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  
October 26, 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 6:30 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:**

*Ashbaugh motioned approving the agenda for the October 26, 2016 meeting, as presented. Cavaliero seconded. Motion carried.*

**PUBLIC TO BE HEARD:**

1. Mike Ogin, 201 South Main Street:
  - a. Mr. Ogin presented a drawing of the propose Future POS site located at 1975 North Main Street Extension (Center Township Map 060-2F106 14B). Proposes constructing an entrance from Sunset Drive (T-442) and constructing a 15,000 square foot building. While construction is proceeding, a traffic study will be done for feasibility of using the signal at State Route 8 and South Benbrook Road. The property will have a soccer field and basketball court for his employees. Property will be served by public sewage and water.
  - b. Mr. Ogin presented a drawing for Recon Brewery site located at 1747 North Main Street Extension (Center Township Map 060-S4-21). Stormwater management is a problem in the area. Since current business is retail to proposed business is retail in a C-1, Retail and Service Commercial District, change of use is not taking place. The developer is reducing impervious surface from 28,496 square feet to 27,465 square feet which will reduce the amount of stormwater runoff. Mr. Nathan Bacher, Mr. Dave Bestwick and Mr. Toby Wehr agreed to cooperate with the Township if the stormwater becomes an issue.

**MINUTES:**

1. September 28, 2016: *Sloan motioned approving the minutes for the meeting held on Wednesday, September 28, 2016. Schiebel seconded. Motion carried.*

**SUBDIVISION & LAND DEVELOPMENTS:**

1. Weser II Minor Subdivision No. 2016-10-10, Final, Expires 01/24/2017: Mr. Mark Seesox presented. Ms. Tomi Herold proposes removing 5.071 acres (m/l) from Center Township Map 060-2F106-1E and conveying to Center Township Map 060-2F106-1EE. Butler County Planning Commission had no comments per letter dated October 12, 2016. Township Engineer Olsen had no comments. *Sloan motioned recommending granting final approval to the Weser II Minor Subdivision No. 2016-10-10. Schiebel seconded. Motion carried.*

**OLD BUSINESS:**

1. Comprehensive Plan Review: Township Secretary/Treasurer Amendolea presented an ad for approval. *Schiebel motioned authorizing Township Secretary/Treasurer to present to the Board of Supervisors for approval of advertising. McCollough seconded. Motion carried.*

**NEW BUSINESS:**

1. 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). *Schiebel motioned, based on Township Engineer Olsen's recommendation, recommending the adoption of the Township Official Map by the Board of Supervisors. Cavaliero seconded. Motion carried.*

**MISCELLANEOUS:**

1. Rite Aid: JT Butler sold the Rite Aid site to JS Clearview. Stormwater is an issue at the site. Board of Supervisors met with JT Butler and property owners to discuss remediation of the stormwater problems.
2. Sheetz: Ms. Tammy Blatt will have access to the signal upon completion of the Sheetz project. In addition, she has an agreement with JT Butler/Sheet to replace parking spaces eliminated by the access road to the signal.
3. State Route 8/Mercer Road Signals: The signals were flashing green/yellow on State Route 8 and red on Mercer Road.

**ADJOURNMENT:**

*Schiebel motioned adjourning the Regular Meeting at 7:36 p.m. Ashbaugh seconded. Motion carried.*

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ANTHONY A. AMENDOLEA  
Township Secretary/Treasurer