

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*  
*David Heath, Engineer*  
*John Nath, Building Code Official*  
*Randall Brown, Zoning Officer*

## CENTER TOWNSHIP PLANNING COMMISSION

Regular Meeting Minutes  
 October 27, 2021  
 6:30 p.m.

### CALL TO ORDER:

The Regular Meeting of the Center Township Planning Commission was called to order by Chairman Robert Wise at 6:34 p.m. at the Unionville Volunteer Fire Company Firehall, 102 Mahood Road, Butler PA 16001.

### ROLL CALL:

Present, in addition to Wise, were members, Brad Cavaliero and Thomas Schiebel; Township Engineer Heath; and Township Secretary/Treasurer Anthony Amendolea. Vice Chairman Nicholas Angiolieri and member Michael Chopp were absent.

### APPROVAL OF AGENDA:

*Cavaliero motioned approving the agenda for the October 27, 2021 meeting. Schiebel seconded. Motion carried.*

**PUBLIC TO BE HEARD:** None

### MINUTES:

A. Regular Meeting – August 25, 2021: *Schiebel motioned approving the minutes of the Regular Meeting held on Wednesday, August 25, 2021. Cavaliero seconded. Motion carried.*

### SUBDIVISION & LAND DEVELOPMENTS:

A. Clark Lot Line Revision No. 2021-10-08, Final, Expires 01/24/2022: Ms. Cheryl Hughes, Land Surveyors, Inc, presented. Mr. Thomas Clark proposes to convey 14.42 (m/l) acres located at 506 West Sunbury Road (Center Township Map 060-2F61-24C) to 500 West Sunbury Road (Center Township Map 060-2F61-24B) and create a non-building lot of 14.43 (m/l) acres. The Butler County Planning Commission had no comments per review letter dated October 8, 2021. Township Engineer Heath's comments, per review letter dated October 22, 2021, are as follows (*Ms. Cheryl Hughes' comments are italicized*):

1. Applicant shall label the iron pins to be set on property corners or add a general note which states iron pins are to be added at all property corners. (*We have added iron pin to be set to the missing corner.*)
2. Applicant shall include a legend for the plan. (*A legend has been added.*)
3. Applicant must request a waiver to not show existing topography on the plans. (*Waiver for contours was submitted with application, copy is enclosed.*)

*Schiebel motioned recommending granting the modification to Chapter 14, Article IV Section 14-403.B.3.e requiring existing and proposed contours. Wise seconded. Motion carried.*

***Cavaliero motioned authorizing Chairman Wise to sign the “Request for Planning Waiver and Non-Building Declaration”. Schiebel seconded. Motion carried.***

***Cavaliero motioned recommending final approval of the Clark Lot Line Revision No. 2021-10-08. Schiebel seconded. Motion carried.***

- B. Clearview Mall Major Subdivision No. 2021-10-09, Preliminary and Final, Expires 01/24/2022: Mr. Richard Craft presented. Clearview Mall Capital Holding LLC owns two (2) parcels that are 67.122 (m/l) acres (Center Township Map 060-S18-A1) and 19.656 (m/l) acres (Center Township 060-S18-A2). The owners plan to subdivide the property creating five (5) new lots for each of the anchor stores at the mall. This subdivision would allow for individual sale of each lot, which the anchor stores can then use for financing. Each proposed parcel has a portion of the main building along with the required number of parking spaces. Reciprocal easements are proposed for parking, access, and utilities. No new utilities or modifications are proposed as part of this proposed subdivision. As part of this subdivision the remnant acreage is being reduced to only include the slope, stormwater management, and undeveloped portions of the property. The Mall parcel has been increased to include all of the parking and loop road. The anchor store parcels will be completely surrounded by the Mall parcel. Butler County Planning Commission has not made any comments. Township Engineer Heath's comments are as follows (*Mr. Richard Craft's comments are italicized*):

1. Applicant must request a waiver to not show existing topography on the plans. (*A waiver will be requested.*)
2. Applicant shall include pavement width for any streets within two hundred feet (200') of the boundary line (Section 14-403 B3). (*Information will be added.*)
3. Location, width, approximate grade and name of all proposed streets and the location and purpose of all proposed easements (Section 14-403 B3) (*No new streets will be added.*)
4. Applicant shall provide a table for acreage of existing and each new proposed lot. (*Table will be added.*)
5. Matchlines should be placed strategically to show each new lot on a separate sheet from other proposed lots. (*Matchlines will be adjusted.*)
6. A drawing of the lot or lots to be formed shall not have a scale smaller than one hundred (100') to one inch (1"), and showing the tax parcel number, names of abutting property owners, and zoning district (Section 14-403) (*No comment.*)
7. Applicant must provide information for whom is responsible for parking area maintenance for new lots. (*Parking lot maintenance agreement is required.*) Schiebel suggested parking should be separate. Wise questioned if there is a homeowners association agreement. Cavaliero stated Rural King's equipment takes up majority of their parking area.
8. Proposed Lots 1 through 5 appear to be surrounded by the proposed “Mall” Lot, therefore these lots do not have frontage to any road. (*Needs further investigated.*)
9. We recognize General Note 2 regarding reciprocal access easements existing between parcels, however, a clearly defined, proposed, ingress/egress easement shall be established connecting each proposed lot to a public right-of-way. (*Loop road should be defined as ingress/egress.*)
10. Please define how utility services and stormwater management will be owned and maintained for each proposed lot. (*Anchor stores are individually serviced. Stormwater management is provided by a detention pond located below the mall. Provide a operation and maintenance agreement between the mall, anchor stores and out parcels. The easements should be defined for utilities and stormwater.*)

A floor plan of the mall should be provided to determine interior lines. Loading docks should be defined for each anchor store.

***Cavaliero motioned to table the Clearview Mall Major Subdivision No. 2021-10-09. Wise seconded. Motion carried.***

**OLD BUSINESS:** None

**NEW BUSINESS:**

- A.** Stormwater Management - Chapter 14 Revision: Township Engineer Heath proposed to amend Chapter 21, Stormwater Management, and remove the conflicts in Chapter 14, Subdivision and Land Development of the Center Township Codified Ordinances. The Board adopted the amendments to Chapter 21 on December 9, 2020 by Ordinance No. 2020-12-04. The conflicts within Chapter 14 were not address. The Planning Commission will review and make a recommendation at the regularly scheduled meeting for Wednesday, November 17, 2021.

**MISCELLANEOUS:** None

**ADJOURNMENT:**

*Schiebel motioned to adjourn at 7:46 p.m. Wise seconded. Motion carried.*

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ANTHONY A. AMENDOLEA  
Township Secretary/Treasurer