

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 28, 2020
 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 6:32 p.m. at the Unionville Volunteer Fire Company Firehall, 102 Mahood Road, Butler PA 16001.

ROLL CALL:

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

APPROVAL OF AGENDA:

Cavaliero motioned approving the agenda for the October 28, 2020 meeting. Sloan seconded. Motion carried.

PUBLIC TO BE HEARD: None

MINUTES:

Schiebel motioned approving the minutes of the Regular Meeting held Wednesday, September 23, 2020. Cavaliero seconded. Motion carried.

SUBDIVISION & LAND DEVELOPMENTS:

A. Padglek Lot Line Revision No. 2020-10-05, Final, Expires 01/25/2021: Cheryl Hughes presented. Mrs. Karen Padglek proposes conveying 1.404 acres (m/l) to Center Township Map 060-2F61-34 and 10.984 acres (m/l) to Center Township Map 060-2F61-34BB from Center Township Map 060-2F63-5 which consists of 64.98 acres (m/l). A modification is being requested to Chapter 14, Article IV, 14-403B.3.e which requires subdivision plan to show existing and proposed contours. Butler County Planning Commission had no comment per letter dated October 22, 2020. Township Engineer Heath's comments are as follows (*Ms. Cheryl Hughes' comments are italicized*):

1. Add sheet numbers to drawings. (*We have added page numbers to the drawings.*)
2. Lot line revision will require approval from the Butler County Planning Commission. (*Plan was approved by the County on October 21, 2020.*)
3. Modification is being requested to Chapter 14, Article IV, 14-403B.3.e which requires subdivision plan to show existing and proposed contours. No contours are shown on plans since it is a simple lot line revision. (*No comment.*)

Angiolieri motioned recommending granting the modification to Chapter 14, Article IV, 14-403B.3.e which requires subdivision plan to show existing and proposed contours.

Schiebel seconded. Motion carried.

Angiolieri motioned recommending the approval of the Padglek Lot Line Revision No. 2020-10-05. Schiebel seconded. Motion carried.

- B. Munko Lot Line Revision No. 2020-10-06, Final, Expires 01/25/2021: Mr. Thomas Munko presented. Mr. Munko proposes purchasing from Center Township Map 060-2F61-2A, which consists of 1.776 acres (m/l), .405 acres (m/l) and .045 acres (m/l) to be conveyed to Center Township Map 060-2F61-2CA and Center Township 060-2F61-2B, respectively. Butler County Planning Commission had no comments per letter dated October 22, 2020. Township Engineer Heath's comments are as follows (*Mr. James Day's comments are italicized*);
1. The drawing scale and graphic scale appear to not accurately represent 1"=50'. (*The plan plotting parameters have been adjusted to plot dimensionally correct.*)
 2. Tract B appears to be missing a dimension. *The Tract B missing dimension has been added.*
 3. Owner's Adoption needs revised to show the owner's complete name. *The owners' names have been fully spelled out, where applicable.*
 4. Butler County Planning Commission Approval signature block appears to be missing information. *The County Planning Commission clause box has been corrected and completed.*
 5. There appears to be a random line within Tract C. Please verify line work. *The random line through Tract C has been deleted.*
 6. Lot line revision will require approval from the Butler County Planning Commission. (*Butler County Planning Commission has reviewed and concurred for plan approval. Property owners have been notified to have deeds prepared and recorded for the property transfers and consolidations.*)
 7. It is noted that Tract B was a non-conforming lot prior to this lot line revision and will remain non-conforming after this lot line revision as it does not meet the minimum lot area of 1-acre. *Acknowledged and is noted such on the plan.*

Cavaliero motioned, contingent on (1) receipt of request for modification to Chapter 14, Article IV, 14-403B.3.e which requires subdivision plan to show existing and proposed contours and (2) correcting Note 1 which reads "AGGAGE" to read "AGGAS", granting approval of the Munko Lot Line Revision No. 2020-10-06. Schiebel seconded. Motion carried.

OLD BUSINESS: None

NEW BUSINESS: None

MISCELLANEOUS:

- A. Jiffy Mart: Cavaliero stated Jiffy Mart is closer to opening.
- B. Martin Sales and Service: Schiebel asked Sloan why the Board of Supervisors ratified the action on the Martin Sales and Service plan on September 9, 2020. The Planning Commission recommended approval exempting screening. The size of the proposed storage, less than 1,000 square feet, did not require additional stormwater management. Zoning Officer Gauselmann was requiring additional parking for the storage building and additional stormwater management due to the landscaping gravel that was added.
- C. The Planning Commission will have a workshop to review Chapter 14, Subdivision and Land Development and Chapter 20, Zoning Ordinance for possible changes to the ordinances.

ADJOURNMENT:

Schiebel motioned to adjourn at 7:18 p.m. Angiolieri seconded. Motion carried.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer