

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  
November 20, 2019  
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 Vice Chairman Robert Wise; members Nicholas Angiolieri, Brad Cavaliero and Robert Sloan; Township Engineer David Heath; and Secretary/Treasurer Anthony Amendolea.

**APPROVAL OF AGENDA:**

*Schiebel motioned approving the agenda for the November 20, 2019 meeting. Wise seconded. Motion carried.*

**PUBLIC TO BE HEARD:** None

**MINUTES:**

A. October 23, 2019: *Schiebel motioned approving the minutes of the Regular Meeting held Wednesday, October 23, 2019. Cavaliero seconded. Motion carried.*

**SUBDIVISION & LAND DEVELOPMENTS:** None

**OLD BUISNESS:** None

**NEW BUSINESS:**

A. Clearview Mall "BYOB" Conditional Use Request No. 2019-02: The applicant is requesting that Center Township Board of Supervisors consider granting the use of B.Y.O.B within the tenant spaces located within the Covered Mall. The property is owned by Clearview Mall Associates and located at 101 Clearview Circle, Butler, Pa 16001 (Center Township Map 060-S18-A1). Per Chapter 20, Article IX, Section 20-904 of the Center Township Codification of Ordinances permits the use with conditions in the "C-1", Retail and Service Commercial District. Steele's Brushes and Ceramics, tenant space 310, wants to establish a "BYOB" to increase business.

Schiebel asked members if there were specific requirements for conditional uses.

Sloan referred to Chapter 20, Sections 20-202 and 20-1908.A.5.

Cavaliero stated the mall is a commercial use and businesses have a liquor license.

Township Engineer Heath stated conditional use could be issued for the entire mall or set conditions for specific tenant space. The issue permit should be tenant specific with maximum occupancy load.

***Schiebel motioned recommending conditions of (1) "BYOB" applies to tenant space 310, (2) any other tenant must apply for a conditional use and (3) proper signage to prohibit use outside of the tenant space. Cavaliero seconded. Motion carried.***

B. Stormwater Ordinance Revision: Township Engineer Heath presented Chapter 21, Stormwater Management, Draft Version 1.0. He stated the final revision will provide more municipal control. The revisions for version 1 are:

1. Section 21-301.A – add item 5 "Prior to submission of the SWM site plan a Pre-Application meeting is recommended with the township engineer."
2. Section 301.F – add item 3 "For projects that add impervious area to a parcel, the total impervious area on the parcel is subject to the requirements of this Chapter" and item 4 "Existing gravel areas should be considered as impervious for stormwater purposes."
3. Section 302.D – revise table 302.1 and add reference to Chapter 20, Section 20-1816.
4. Section 21-305.A – add item subparagraph 1 "Post-Development Discharge rates shall not exceed 90% of the pre-development discharge rates for the 1-year, 2-year, 10-year, 25-year, 50-year and 100-year storms."
5. Section 21-401 – add to Article IV "Erosion and Sedimentation Requirements During Earth Disturbance Activities"
6. Section 21-701.B – add "Stormwater Management Facility Design Considerations"
7. Section 21-701.C – add "Stormwater Carrying Facilities"
8. Section 21-1101.C - add "All stormwater BMPs shall be inspected by the Township or Township Designee according to the approved stormwater site plan."
9. Section 21-1402 - revise to ensure fees for inspections are paid by the developer.

#### **MISCELLANEOUS:**

- A. Critchlow Insurance Building: Sloan was contacted by real estate agent who asked if the former Critchlow insurance building could be converted to apartments.
- B. Comprehensive Plan: Sloan reported that Mr. Tracy Frampton, EADS Group will be assisting with the completion of the Comprehensive Plan.

#### **ADJOURNMENT:**

***Schiebel motioned to adjourn at 7:20 p.m. Angiolieri seconded. Motion carried.***