# APPROVED 01/23/2013

Board of Supervisors: Ronald Flatt, Chairman Andrew Erie, Vice Chairman Kenneth Frenchak Jr, Supervisor Edward Latuska, Supervisor Philip Wulff, Supervisor



Michael Gallagher, Solicitor Olsen & Associates, Engineer Anthony Amendolea, Secretary/Treasurer Mark Lauer, Public Works Director Richard Round, BCO/Zoning Official

#### PLANNING COMMISSION

Regular Meeting Minutes November 28, 2012 6:30 p.m.

#### CALL TO ORDER:

The Regular Meeting of the Center Township Planning Commission was called to order by Vice Chairman Robert Sloan at 6:30 p.m. at the Center Township Municipal Building, 419 Sunset Drive, Butler PA 16001.

#### ROLL CALL:

Present, in addition to Sloan, were members Neil Ashbaugh and Cheryl Schaefer; Township Engineer Ron Olsen; Building Code Official/Zoning Officer Round; and Township Secretary/Treasurer Anthony Amendolea. Members Robert Paroli arrived at 6:35 p.m. and Kenneth Frenchak arrived at 6:40 p.m.

#### APPROVAL OF AGENDA:

Ashbaugh motioned amending the agenda for the November 28, 2012 meeting by moving "False Fire Alarm Ordinance" after "Buffington's Daycare & Preschool Palace Request". Schaefer seconded. Motion carried unanimously.

#### PUBLIC TO BE HEARD:

- 1. Mr. Melvin Grossman, 145 Gallagher Road: Mr. Grossman is building a house at 145 Gallagher Road (Center Township Map 2F108 A36) consisting of 68.5 acres (m/1). Since the impervious area (5,500 feet) exceeds 5,000 feet, he is seeking a waiver of Chapter 21, Article III, Section Olsen recommended granting a waiver for 21-302, Subsection D. stormwater management due to the on lot detention sump is adequate to Schaefer recommended, control stormwater. based onrecommendation, granting a waiver of Chapter 21, Article III, Section 21-302, Subsection D. Paroli seconded. Motion carried unanimously.
- 2. Nathan Brown, 798 Mercer Road: Mr. Brown attended the meeting awaiting Township Solicitor Gallagher's review of use of an abandoned township road (Brackney Road). Since Gallagher did not submit his opinion, he was advised to attend the Board of Supervisors meeting on December 12, 2012.
- 3. Ms. Joni Glasgow, 470 Cherokee Drive: Ms. Glasgow owns property at 211 Aggas Road (Center Township Map (2F61 14BFA) consisting of 28 acres (m/l). She desires to subdivide a portion for her son to build on the property. Ms. Glasgow was advised to submit a subdivision application to the Township office.

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#### MINUTES:

1. Regular Meeting Minutes - October 24, 2012: Frenchak motioned approving the minutes of the Regular Meeting held October 24, 2012. Ashbaugh seconded. Motion carried unanimously.

SUBDIVISIONS & LAND DEVELOPMENTS: None

OLD BUSINESS: None

#### NEW BUSINESS:

- Isacco Addition, 452 W Sunbury Road: Mr. Joshua Isacco, 452 W Sunbury 1. Road, presented a request to permit a 24 x 40 storage area onto an existing structure on Center Township Map 2F61 31. The property currently has a brick dwelling with a barn, garage and a frame building. Also, a non-conforming floor tile business is being operated at this location. The existing pond was increase to 33,000 gallons to accept a new home at 456 West Sunbury Road (Center Township Map 2F61 31H) and the proposed 960 square foot addition. Round informed the Planning Commission that this property consisted of a mixed used (Agriculture/Commercial), which required a land development submittal. In addition, the existing building is non-conforming which is permitted to be expanded fifty percent (50%), could not be expanded again. Planning Commission permits the second non-conforming building to be expanded fifty percent (50%) in the future. Mr. Isacco will have his engineer provide stormwater management calculations for the pond to ensure adequate stormwater management. Paroli motion recommending waiver of Chapter 14, Article III, Section 14-302, Subsection B (Land Development Requirements). Schaefer seconded. Motion carried unanimously.
- 2. Rodgers Sale of Property: Ms. Mary Rodgers, 311 Pine Tract Road, presented a request to sale a 3.665 acres (m/l) from Center Township Map 2F61 14BF. Olsen stated that, although parcel is indicated as Second Parcel on the deed, the Butler County Tax Map reflects a single parcel. She desires to convey a portion of the parcel to Ms. Judith Kiser property (Center Township Map 2F61 13A). Ms. Rodgers was advised to submit a lot line revision application to the Township office.
- 3. Buffington's Daycare & Preschool Palace Request: Ms. Sheryl Buffington operates a daycare/preschool facility at 325 Sunset Drive (Center Township Map S4 9). She requests (1) removal of parking lot bumpers and speed bumps, (2) placement of a 2 yard recycling and 4 yard trash dumpsters rear of property, and (3) installation of chain link fences for play areas. Round recommended (1) placement of a bollard at the entrance on Sunset Drive, (2) placement of bollards in front of the air conditioning unit, and (3) placement of wheel stops at all parking spaces directly facing the building in the front and rear parking areas.

Frenchak motioned permitting installation of fencing of a play area upon submission and approval of a fence permit application. Paroli seconded. Motion carried unanimously.

Frenchak motioned authorizing placement of dumpsters at the rear of the property. Ashbaugh seconded. Motion carried unanimously.

Paroli motioned authorizing the removal of speed bumps/parking lot islands. Schaefer seconded. Motion carried unanimously.

Sloan motioned, based on Round's recommendation, directing installation of (1) two (2) collapsible bollards at the entrance to Sunset Drive, (2) two (2) permanent bollards in front of the air conditioning unit, and (3)sixteen (16) permanent wheel stops at each parking space facing the building in the front and rear parking areas. Ashbaugh seconded. Motion carried unanimously.

- 4. False Alarm Ordinance: Mr. Gregory Brewster, Unionville Volunteer Fire Company Fire Chief stated the department receives numerous false alarms at the Clearview Mall (Texas Roadhouse). He presented an addition to the draft ordinance. The Department requests the Township adopt a "False Alarm" ordinance to deter future responses. Round presented a draft "False Alarm" ordinance for the Planning Commission to review and comment. Schaefer presented copies of Butler City and Butler Township ordinances for a comparison. Copies will be provided to the Board of Supervisors.
- Community Development Corporation (CDC): Mr. Ken Raybuck presented 5. information about the Community Development Corporation. Aubrey, Mr. Jan McDonald, Mr. Dale Herold, and Mr. Frank Rodgers have large parcels for possible development. Mr. Raybuck stated the Community Development Corporation is a non-profit organization. organization receives county funds, membership dues, state non-interest loans and grants. They are involved with the Victory Road Industrial Park (Clinton Township). Currently, their project is the Pullman Standard property (Butler City/Butler Township). He stated it could take from five (5) to ten (10) years to start a development. is interested in developing commercial/industrial areas in townships. Frenchak provided him with Center Township's Comprehensive Plan which he has reviewed. The primary interest is construction of roads and installation of utilities. Mr. Frank Rodgers asked about possibility of extending sewage lines to their property at 580 Oneida Valley Road (Center Township Map 2F63 45). Mr. Raybuck is interested in scheduling meetings in different regions of Butler County. He tried earlier in the year but received a poor response. He asks if the inquiries for properties or property Township receives owners interested in developing, the Township refer to the Community Development Corporation.

## MISCELLANEOUS:

1. Paroli thanked Round for attending the meeting and providing additional comments.

### **ADJOURNMENT:**

A motion was made by Sloan to adjourn the Regular Meeting at 8:41 p.m. Frenchak seconded. Motion carried unanimously.