

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 28, 2018  
6:30 p.m.

**CALL TO ORDER:**

The Regular Meeting of the Center Township Planning Commission was called to order by Chairman Brad Cavaliero at 6:30 p.m. at the Unionville Volunteer Fire Company Firehall, 102 Mahood Road, Butler PA 16001.

**ROLL CALL:**

Present, in addition to Cavaliero, were members Kenneth Frenchak, Thomas Schiebel, Robert Sloan and Robert Wise; Township Engineer Mark Reidenbach; and Secretary/Treasurer Anthony Amendolea.

**APPROVAL OF AGENDA:**

*Frenchak motioned approving the agenda for the November 28, 2018 meeting. Sloan seconded. Motion carried.*

**PUBLIC TO BE HEARD:**

A. Cavaliero welcomed Frenchak and Schiebel back.

**MINUTES:**

A. October 24, 2018: *Wise motioned approving the minutes of the Regular Meeting held Wednesday, October 24, 2018. Sloan seconded. Frenchak and Schiebel abstained. Motion carried 3 to 0.*

**SUBDIVISION & LAND DEVELOPMENTS:**

A. Giles Holdings Lot Line Revision No. 2018-10-10, Final, Expires 01/22/2019: Mr. John Giles proposes removing the lot line between 1735 North Main Street Extension (Center Township Map 060-S4-18A) consisting of 1.148 acres (m/l) and 1737 North Main Street Extension (Center Township Map 060--S4-19) consisting of 1.595 acres (m/l). Butler County Planning Commission had no comments per review letter dated October 15, 2018. Township Engineer Heath's comments are, as follows (*Mr. Mike Ogin comments are italicized*):

1. Show all utilities for each lot including any existing easements. (*added*)
2. Indicate the owner of the existing shed that on the eastern property line. (*added*)
3. Show the address and phone number of the subdivider. (*added*)
4. Add FEMA flood plain note. (*added*)

Gas lateral must be shown on the plan. A conditional use hearing is required per Chapter 20, Article IX, Section 20-904.E, which reads:

*"Groups of two (2) or more commercial retail and/or service businesses, as permitted or conditional in the C-1 Zoning District only, on the same property. (See Section 20-1908.A24)."*

***Schiebel motioned, due to uncertainty of removing or moving the lot line, tabling the Giles Holdings Lot line Revision No. 2018-10-10. Wise seconded. Motion carried.***

***Frenchak motioned to petition the Board of Supervisors to request the Township Solicitor Gallagher to provide an opinion on Chapter 21, Article I, Section 21-102, in reference to the definition of "Land Development" concerning consolidation of lots, and Chapter 21, Article I, Section 21-105.C. Sloan seconded. Motion carried.***

B. Vossler/Tack Minor Subdivision No. 2018-11-11, Final, Expires 02/25/2019: Ms. Cheryl Hughes, Land Surveyors, Inc, presented a minor subdivision plan (2017-09-14) for Tack/Roginski which requires a correction. A fifty (50) foot right-of-way was removed in error. Terry E. and Janet A. Vossler will convey .21 acres from Center Township Map 060-2F63-15/3A (148 Lyn Dale Drive) to Center Township Map 060-2F63-15 (150 Lyn Dale Drive) currently owned by Eric I. and Jody A. Tack. Butler County Planning Commission had no comments per review letter dated November 27, 2018. Township Engineer Heath's comments are, as follows (*Ms. Cheryl Hughes comments are italicized*):

1. Documentation on the establishment of the existing private utility easement for the sanitary sewer lateral through the lands of Roginski shall be added to the plan. If the intention is to create the private easement with this plan, additional signatory clauses should be provided for Roginski as necessary. (*The easement for the sewer lateral across the Roginski property is per Plan Book 366 page 30 and has been noted on the plan.*)
2. The intention of the proposed R/W on Parcel A to be retained by Vossler shall be added to the plan. Is it truly a right-of-way or an easement? Clarification shall be provided. Please provide an area to the plan for this reserved area and the parcel totals shall be revised accordingly. (*The triangular ingress/egress easement across Parcel A is so that Vossler's can maintain a fifty-foot easement for access to their property. The area has been shown however; the parcel's acreage remains the same since this is an easement across the property that Tack will own in fee.*)
3. The sanitary sewer lateral from Vossler through Parcel A is lacking an easement similar to the existing easement on Roginski. The plan shall be revised accordingly. (*The existing 20' sanitary sewer easement across Parcel A is per Deed Book 1060 page 41 and has been noted as such.*)
4. Is the intention for Parcel A to be for ingress and egress from Lyn-Dale Drive to the Tack Parcel? If so, is it even possible with the reserved area retained by Vossler and the existing 20' B.A.S.A. easement? (*The 50' strip (Parcel A) is the access to the Tack property and Vossler will maintain an ingress/egress easement across it. The sanitary sewer easement does not limit the access to the Tack property. Tack will own Parcel A in fee with an easement across it.*)

***Frenchak motioned, contingent on the addition of the lateral easement on Tack's parcel, recommending approval of the Vossler/Tack Minor Subdivision No. 2018-11-11. Wise seconded. Motion carried.***

#### **OLD BUSINESS:**

A. Jiffy Mart Excavation: Cavaliero questioned the excavation taking place at the Jiffy Mart at 1701 North Main Street Extension (Center Township Map 060-S4-16).

**NEW BUSINESS:** None

**MISCELLANEOUS:** None

**ADJOURNMENT:**

*Frenchak motioned to adjourn at 7:38 p.m. Schiebel seconded. Motion carried.*

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ANTHONY A. AMENDOLEA  
Township Secretary/Treasurer