

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



Anthony Amendolea, Secretary/Treasurer
Mark Lauer, Public Works Director
Michael Gallagher, Solicitor
Olsen & Associates, Engineer

PLANNING COMMISSION

Regular Meeting Minutes
December 17, 2014
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 6:44 p.m. at the Center Township Municipal Building, 419 Sunset Drive, Butler PA 16001.

ROLL CALL:

Present, in addition to Schiebel, were Vice Chairman Neil Ashbaugh; members Brad Cavaliero, Cheryl Schaefer and Robert Sloan; and Secretary/Treasurer Anthony Amendolea. Township Engineer Ron Olsen arrived at 7:05 p.m.

APPROVAL OF AGENDA:

Schiebel motioned approving the agenda for the December 17, 2014 meeting. Ashbaugh seconded. Motion carried.

PUBLIC TO BE HEARD:

1. Mr. Ronald Flatt, 315 North Duffy Road: Mr. Flatt thanked Bob Sloan for serving twelve (12) years on the Planning Commission.

MINUTES:

Sloan motioned approving the minutes of the Regular Meeting held Wednesday, November 19, 2014. Schaefer seconded. Motion carried.

SUBDIVISION & LAND DEVELOPMENTS:

1. Rite Aid Land Development No. 2014-11-09, Preliminary, Expires 03/16/2015: Mr. Brian Fabo presented. Rite Aid proposes constructing a pharmacy and drive thru at 1520 North Main Street Extension (Center Township Map 060-2F63-20E). Butler County Planning has not submitted a review letter. Township Engineer Olsen's comments are as follows (*Mr. Fabo's comments are italicized*):
 - a. Although the Application for Preliminary Approval was accepted with an application fee by the Township, the submission does not provide information required by the Subdivision and Land

Development Ordinance Article N paragraph 14-403. Preliminary Plans, the following required information has not been provided as required:

- 1) Location Map
- 2) Tract Information
- 3) Subdivision or Land Development Plat
 - a) Existing property lines
 - b) Existing streets and driveways on or adjacent to the tract and within 200' of the tract
 - c) Existing buildings, sanitary, and storm sewers, water mains, culverts, fire hydrants and other
 - d) Existing water courses, marshes, wetlands, rock outcropping, wooded areas and areas subject to flooding
 - e) Existing and proposed contours
 - f) Location and purpose of all proposed easements
 - g) Area of each parcel
 - h) Proposed site grading
 - i) An indication for the general location and size of proposed water mains, fire hydrants, sanitary sewers and stormwater management facilities and lines
- b. Plat Data required by paragraph 14-403.c has not been provided as follows:
 - 1) A sketch plan of the entire tract is required
 - 2) Preliminary cross sections
 - 3) A preliminary Erosion & Sedimentation Control Plan
 - 4) A traffic impact analysis
 - 5) A description of proposed method of providing potable water and sanitary sewage disposal
 - 6) Information on mineral rights
 - 7) A description of the method to be utilized for the maintenance of any common areas and facilities

Schiebel motioned, contingent on completion of all items listed in Township Engineer Olsen's review letter and receipt of Butler County Planning Commission's review letter, recommending preliminary approval of the Rite Aid Land Development No. 2014-11-09. Sloan seconded. Motion carried.

2. First United Methodist Church Land Development No. 2014-11-10, Final: ***Schiebel motioned, due to lack of representation, tabling the First United Methodist Church Land Development No. 2014-11-10. Ashbaugh seconded. Motion carried.***

3. Heasley Lot Line Revision No. 2014-12-11, Final, Expires 03/17/2015: Ms. Cheryl Hughes presented. Mr. Wade Heasley proposes a lot line revision creating two (2) lots from Center Township Map 060-2F104-9B (consisting of 45.88 acres [m/l]). The original lot will consist of 28.30 acres (m/l) and the new lot will consist of 17.58 acres (m/l) which will be conveyed to Mr. and Mrs. Ronald Douthett. Butler County Planning Commission has no comments per letter dated Wednesday, November 26, 2014. Township Engineer Olsen comments are as follows (*Ms. Hughes comments are italicized*):
- a. The plan shows the boundaries of two lots owned by Wade J. Heasley Jr. being modified with no new lot being created. It is therefore a Lot Line Revision with no required transfer of property by deed. Both modified lots meet zoning ordinance area size and dimensions.
 - b. Each lot has access to public sewer service, so no Sewage Facilities Planning Modules are required.
 - c. The remnant parcel has not been surveyed. The Applicant may request a modification to the Subdivision and Land Development Ordinance Chapter 14, Article IV 14-403 G.1.c. (*submitted modification request*)

Schiebel motioned recommending granting of a modification to Chapter 14, Article IV, Section 14-403, paragraph G.1.c. Schaefer seconded. Motion carried.

Schiebel motioned recommending final approval of the Heasley Lot Line Revision No. 2014-12-11. Ashbaugh seconded. Motion carried.

OLD BUSINESS: None

NEW BUSINESS: None

MISCELLANEOUS:

1. Mineral Extraction Ordinance: Schiebel and Schaefer attended a meeting with Superior Appalachian Pipeline on Wednesday, December 10, 2014. Superior Appalachian proposes constructing two (2) compressor stations in the Township. The proposed areas are in the northeast and southwest corners of the Township. ***Sloan motioned recommending approval of the Mineral Extraction Overlay amendment as presented but asks the Board of Supervisors considered adding compressor stations in the R-1A, Low Density Residential District on at least twenty (20) acre parcels. Schaefer seconded. Motion carried.***
2. Veterans Administration Hospital: Township Engineer Olsen stated that the Veterans Administration Hospital proposed for Center Township is still being considered.
3. Clearview Mall Vacancy: With Bon Ton going out of business effective January 31, 2015, the mall has a possible tenant. The new tenant wants to have a fence outdoor sales area which will affect eighty (80) parking spaces. Consensus of the Planning Commission is to have the tenant attend the next meeting for consideration.

ADJOURNMENT:

Sloan motioned adjourning the Regular Meeting at 8:11 p.m. Cavaliero seconded. Motion carried.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer