

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  
December 18, 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 6:31 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 December 18, 2019 meeting. Cavaliero seconded. Motion carried.*

**PUBLIC TO BE HEARD:** None

**MINUTES:**

A. November 20, 2019: *Angiolieri motioned approving the minutes of the Regular Meeting held Wednesday, November 20, 2019. Sloan seconded. Motion carried.*

**SUBDIVISION & LAND DEVELOPMENTS:** None

**OLD BUISNESS:**

A. Duffy Highlands Phase I Lot Line Revision: Township Engineer Heath stated Mr. Robert Brennan requested a minor lot line between lots 118 and 119 be corrected. As-built stormwater management changes affect lots 101, 102, 103, 108, 109 and 110. Butler County Planning Commission review letter dated November 25, 2019 recommended “a revised property deed also needs to be recorded when a parcel is altered so that change can be properly accounted for in the Butler County Mapping and Assessment offices.”

Schiebel has reservations due not following the normal application process.

Sloan felt that the lot line revision was a field change and could be submitted as a corrective plan.

*Angiolieri motioned recommending approval of the Duffy Highlands Phase I Lot Line Revision. Cavaliero seconded. Schiebel opposed due to not following lot line revision procedures. Motion carried 4 to 1.*

**NEW BUSINESS:**

A. Weaver Master Builders Inc Rezoning Request No. 2019-01: Mr. Brett Schultz, Weaver Homes Director of Land Development, presented a proposal requesting an amendment to the Center Township Zoning Map by rezoning the following tracts of land consisting of forty-four (44) acres (m/l) from R-1A (Low Density Residential District) to R-2 (Multi-Family Residential District):

- all that certain property located south of North Duffy Road (T-509) and west of Peters Lane, being Center Township Parcel 060-2F104-13E (26.79 AC m/l).
- all that certain property located south of North Duffy Road (T-509), being Center Township Parcel 060-2F104-13EA (1.88 AC m/l).
- all that certain property located south of North Duffy Road (T-509), being Center Township Parcel 060-2F104-13EB (2.16 AC m/l).
- all that certain property located south of North Duffy Road (T-509), being Center Township Parcel 060-2F104-13EC (4.02 AC m/l).
- all that certain property located south of North Duffy Road (T-509), being Center Township Parcel 060-2F104-13ED (4.5 AC m/l).
- all that certain property located south of North Duffy Road (T-509), being Center Township Parcel 060-2F104-13EE (2.14 AC m/l).
- all that certain property located south of North Duffy Road (T-509), being Center Township Parcel 060-2F104-13EF (1.54 AC m/l).

He presented a trip generation report from Gateway Engineers and an availability letter from Butler Area Sewer Authority. Center Township Comprehensive Plan identifies housing for aging or retirement age. He stated Weaver Homes proposes to build twenty-three (23) to twenty-five (25) quad units on property on North Duffy Road. Mr. Schultz stated that Weaver Homes have an option to purchase the property from Mr. George Aubrey and Mr. Robert Stirling. There are two (2) proposed public roads and one (1) private lane.

***Angiolieri motioned recommending approval of the Weaver Master Builders Inc Rezoning Request No. 2019-01. Schiebel seconded. Motion carried.***

A. Stormwater Ordinance Revision: Township Engineer Heath asked for comments to the proposed revision. Planning Commission agreed with the proposed agreement. Cavaliero asked how to address the intent of fees. Fees could be set up in escrow

**MISCELLANEOUS:**

A. Comprehensive Plan: Sloan reported that Mr. Tracy Frampton, EADS Group, has not schedule a telephone conference.

**ADJOURNMENT:**

*Schiebel motioned to adjourn at 7:37 p.m. Angiolieri seconded. Motion carried.*

---

ANTHONY A. AMENDOLEA  
Township Secretary/Treasurer