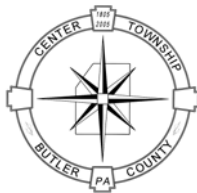


Board of Supervisors:
Edward Latuska, Chairman
Alan Smallwood, Vice Chairman
Ronald Flatt, Supervisor
Kenneth Frenchak Jr, Supervisor
Philip Wulff, Supervisor



Anthony Amendolea, Secretary/Treasurer
Michael Gallagher, Solicitor
Olsen Craft Associates, Engineer
Patrick Gauselmann, Zoning Officer

CENTER TOWNSHIP PLANNING COMMISSION

Regular Meeting Minutes
 December 20, 2017
 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 Unionville Volunteer Fire Company Firehall, 102 Mahood Road, Butler PA 16001.

ROLL CALL:

Present, in addition to Sloan, were members Kasey McCollough and Robert Wise; and Township Engineer Ronald Olsen. Secretary/Treasurer Anthony Amendolea. Members Neil Ashbaugh; Brad Cavaliero and Township Secretary/Treasurer Amendolea were absent.

APPROVAL OF AGENDA:

McCollough motioned approving the agenda for the December 27, 2017 meeting. Wise seconded. Motion carried.

PUBLIC TO BE HEARD: None

MINUTES:

Sloan motioned approving the minutes of the Regular Meeting held on Wednesday, November 27, 2017. Wise seconded. Motion carried.

SUBDIVISION & LAND DEVELOPMENTS:

1. Jiffy Mart Land Development No. 2017-03-04 Extension Request: Mr. James Day, presented a request for a ninety (90) day extension. *McCollough motioned to grant ninety (90) day extension for the Jiffy Mart Land Development No. 2017-02-02. Wise seconded. Motion carried.*
2. Elliott Land Development No. 2017-06-10 Extension Request: Mr. James Day, presented a request for a ninety (90) day extension. *McCollough motioned to grant ninety (90) day extension for the Elliott Land Development No. 2017-06-10. Wise seconded. Motion carried.*
3. A&D Holding Company Land Development No. 2017-09-15 Extension Request: Mr. James Day, presented a request for a ninety (90) day extension. *McCollough motioned to grant ninety (90) day extension for the A&D Holding Company Land Development No. 2017-09-15. Wise seconded. Motion carried.*
4. Duffy Highlands PRD No. 2017-04-07, Phase I Final, Expires 06/13/2022: Mr. Robert Brennan presented. He requests final approval of the Duffy Highlands Phase I. Mr. Scott Shoup's comments per review letter dated December 14, 2017 are as follows (*Mr. Mark Lesnick's comments are italicized*):

- a. On the consolidation and recording plans, the seal boxes inadvertently refer to Cranberry Township. *(Seal Boxes have been to reflect the correct municipality)*
- b. Private storm *I* drainage sewer easements should be provided for storm pipes at the rear of Lots 126 through 130. *(Easement added to plans.)*
- c. What is to become of Parcel E, the right of way for Short Street? *(Parcels E1 and E2 (Short Street) will be deeded to the property owners to the North and South of the existing Short Street.)*
- d. The following additions should be made to drawing sheet Rec.I :
 - 1) The eastern property line distance on Parcel E.
 - 2) The distances on the northeastern property lines of Parcels B and D.
 - 3) The 190.00 feet property line distance on the west side of Parcel B.

(These Dimensions have been added to the plan.)
- e. The following additions should be made to drawing sheet Rec. 2:
 - 1) Bearing and distance on the southern property line of Parcel CC.
 - 2) Arc and radius near the northwest corner of Parcel CC.
 - 3) Arc and radius near the southwest corner of Lot 115.
 - 4) Arc lengths on the frontages of Parcel C-1, Lot 124 and Lot 125.
 - 5) Bearings and distances along the rear property lines of Lots 129 and 130.

(These Dimensions have been added to the plan.)
- f. The slope of the sanitary sewer between manholes 218 and 219 is missing on drawing sheet P.2. *(Missing information added to sheet.)*
- g. It is suggested that notes be added to one of the recording plans reflecting that parcels (list appropriate parcel numbers), private storm *I* drainage sewer easements, stormwater detention ponds and medians *I* islands within roadways are to be maintained by the Homeowner's Association. *(Note added to Sheet REC.1.)*

Butler Area Sewer Authority comments per review letter dated December 5, 2017 are as follows:

General

1. Provide separate subdivision plans for both the Butler Township portion and the Center Township portion of the development. The subdivision plans must contain metes and bounds descriptions for all sanitary sewer easements located within private properties outside of the public street right-of-ways. The easements must be tied to property corners where the easements enter and exit the properties.
2. Provide the type of ownership proposed for both the single family units and the duplex units, ie, fee simple, condominium, rental, etc. Provide a listing for each lot indicating the type of ownership proposed for each lot. This may be a separate sheet and does not have to be included on the drawings, but will be attached to the Developer's Agreement when it is prepared.
3. For any sewer segment (manhole to manhole) where the depth of the sewer, as measured from the pipe invert to the finished surface grade or top of manhole, exceeds 18 feet anywhere within the sewer segment, 1) the sanitary sewer easement must be 30 foot in width for the entire length of the sewer segment, and 2) the pipe must be C900 PVC for the entire length. Add a note to this effect on the plans.
4. Indicate on the Plan those sanitary sewers (main sewer and laterals) that are to be constructed in their entirety as part of the Phase 1 Development.

Title Sheet

1. The original Title Sheet indicated that the Plan was for "Final Phase 1 – PRD Plan. The current revised Title Sheet indicates that the Plan is now for the Tentative PRD Plan. Please provide the correct Plan name.

Construction Plan SP.1/SP.4

1. The sanitary sewer from MH 229 to MH 230 is approximately 13.5 deep for its entire length. A roof leader sewer (8" or 10" HDPE pipe) is shown as being parallel to and approximately 2' centerline to centerline from the sanitary sewer, at a depth between 4 to 6 feet. This roof leader sewer is, in essence, in the same trench over the sanitary sewer which is unacceptable to the Authority. Relocate the roof leader sewer or the sanitary sewer to create an acceptable horizontal separation.
2. All main line sanitary sewers and proposed laterals crossing a road, berm to berm, must be backfilled with 100% crushed limestone to the bottom of the finished road surface. For any sanitary sewer to be constructed in Phase 1, sanitary main or lateral, add a general note to each drawing (SP.1 – SP.6) where this occurs, in addition to current Note 8, to clarify this BASA requirement.

Construction Plan SP.2/SP.5

1. Similar to Item 1 above, a 10" roof leader sewer is shown directly above, and in the same trench, as the sanitary sewer for about 40' from MH 228 to MH 228-1. The same roof leader has a lengthy longitudinal crossing of the sanitary sewer near MH 228-1. Both roof leader locations are unacceptable to the Authority.
2. The sanitary sewer from MH 213 to MH 213A is still over 18 feet deep for a distance of approximately 45 feet from MH 213. As noted in Item 3 in the General requirements above, the easement for this segment must be 30 feet in width for the entire length. It is recommended to take create an additional five foot sanitary sewer easement off of Lot 126 and Lot 421. Revise the plan accordingly.
3. The sanitary sewer from MH 213 to MH 213A must be constructed with C900 PVC pipe. Show this in the profile.

Construction Plan SP.3/SP.6

1. Provide a detail of EX MH 101, showing how all pipes (existing and proposed) will enter and exit the manhole, and how the apron and flow channel will be reconfigured to accept the new piping.

Sanitary Sewer Profile P.1

1. For all profiles, identify the Phases in which the sanitary sewers are to be installed;
2. For the sewer segment between MH 204 and MH 205, where concrete anchors are indicated, the sewer piping must be C-900 PVC, not SDR 35. Note this in the profile.

Sanitary Sewer Profile P.2

1. For all profiles, identify the Phases in which the sanitary sewers are to be installed.
2. The first 40 to 45 feet of sanitary sewer from MH 213 to MH 213A is shown as being 18 feet or deeper as measured from top of finished grade to invert of the pipe. As noted previously, for any sewer segment (manhole to manhole) where the depth of the sewer exceeds 18 feet, the sanitary pipe must be C900 PVC for the entire segment. Therefore, C900 must be used for the sewer segments from MH 213 to MH 213A. Show this in the profile.

Sanitary Sewer Profile P.3

1. For all profiles, identify the Phases in which the sanitary sewers are to be installed

Construction Details D.2

Please make the necessary corrections or additions to the drawings in the Plan as indicated. Ensure that revision notes and dates are added to each revised drawing.

The Board of Supervisors have forty-five (45) days from Wednesday, December 20, 2017 to grant final approval. *McCollough motioned, based on Township Engineer Olsen's recommendation, recommending final approval contingent on Butler Area Sewer Authority approval for the Duffy highlands PRD No. 2017-04-07. Wise seconded. Motion carried.*

OLD BUSINESS:

1. Rodgers/Kiser Minor Subdivision: Ms. Mary Rodgers subdivided property (Center Township Map 060-2F61-14BF) which was approved by the Board on February 13, 2013. The 3.666 acre parcel was to be conveyed to Ms. Judy Kiser's property (Center Township Map 060-2F61-3) but she does not have the funds to purchase parcel. Ms. Kiser's nephew is interested in purchasing the parcel. The County has not removed the lot line because it was never conveyed. So it is still associated with the original 31.375 acres owned by Ms. Rodgers.

NEW BUSINESS: None**MISCELLANEOUS:**

1. Proposed Social Event Hall: Additional changes of the proposed Social Event Hall ordinance were discussed.
 - a. **SOCIAL HALL:** A social hall; reception hall; banquet hall or bucolic hall, rural establishment, is a room or building for the purpose of hosting a party, banquet, wedding or other reception, or other social event, limited to attendance by invitation or reservation are held.
 - 1) Social Event Hall
 - a) Hall site shall be considered non- residential and is subject to Land Development requirements.
 - b) Access shall be from local roads only. Access from private lane is prohibited.
 - ~~c) No more than five (5) facilities will be permitted.~~
 - d) The minimum site area required for a single hall shall be five (5) acres.
 - e) The hall must be set at least one hundred fifty (150) feet from any property line.
 - f) No structure shall be permitted within two hundred (200) feet of the hall.

EXCEPTION: One (1) accessory structure to be used for the storage of maintenance equipment. This building shall be under one thousand (1,000) square feet in roof footprint with a maximum peak height of fifteen (15) feet. This building must be at least ten (10) feet from the hall and fifty (50) feet from any property line.

EXCEPTION: One (1) existing single family dwelling inhabited full time by the hall operator. The dwelling must be at least fifty (50) feet from the hall and fifty (50) feet from any property line. The housing of occupants other than the hall operator and the operator's immediate family, for any period of time, is prohibited.

EXCEPTION: Vegetative buffer as regulated by Article XVIII of this Chapter.

EXCEPTION: Sign as permitted by Article XXI of this Chapter.

- g) Parking areas and associated drives shall be set back a minimum of thirty (30) feet from any property line and shall be screened from adjacent residential properties, as per Article XX of this Chapter.
- h) Parking areas shall be dust free/mud free surface except handicapped areas must be a paved or concrete surface.
- i) Exterior lighting shall be required. Such lighting shall be oriented away from and shall not produce glare on adjacent residential properties. Lighting shall be controlled by an automatic timer which is set to de-energize the lighting between the hours of 11:00 p.m. and noon.
- j) The selling of any food or drink containing alcohol shall be prohibited.
- k) Outdoor speakers shall be prohibited after 9:00 p.m..
- l) Exterior signs shall comply with Article XXI of this Chapter.
- m) Any activity using and/or involving nudity, partial nudity, sexually oriented materials, sexually oriented entertainment, and/or sexually oriented services shall be prohibited.
- n) Hall shall obtain an annual permit in compliance with Chapter 7 of the Center Township Codification of Ordinances.
- o) No hall shall allow occupancy by more than two hundred (200) persons at any given time. Lesser occupancy limitations may be required by the Pennsylvania Uniform Construction Code.
- p) The following shall be conspicuously posted at all entryways to the hall in minimum four (4) inch high lettering. Posting shall be illuminated at all times while hall is occupied;
 - 1) Maximum permitted occupancy
 - 2) Hours of operation
 - 3) All customers and vehicles must be off site by 11:30 p. m.
 - 4) Penalties for non compliance
 - 5) 24 hour phone number of hall operator
- q) Solid waste management shall comply with Chapter 16 of the Center Township Codification of Ordinances.

Supervisor Wulff stated the board of Supervisors made postpone hearing due to further review is required.

2. Comprehensive Plan Review Meeting: The Comprehensive Plan Review Committee will meet on Wednesday, January 17, 2017 at the Municipal Office at 6:30 p.m.

ADJOURNMENT:

Sloan motioned adjourning the Regular Meeting at 7:43 p.m. McCollough seconded. Motion carried.

Minutes were taken by McCollough and type by Township Secretary/Treasurer Amendolea.

ANTHONY A. AMENDOLEA

Township Secretary/Treasurer