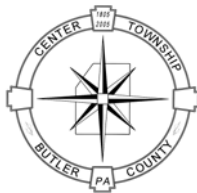


Board of Supervisors:
 Ronald Flatt, *Chairman*
 Philip Wulff, *Vice Chairman*
 Edward Latuska, *Supervisor*
 Robert Sloan, *Supervisor*
 Alan Smallwood, *Supervisor*



Anthony Amendolea, Secretary/Treasurer
Michael Gallagher, Solicitor
Gateway Engineers, Engineer
Patrick Gauselmann, BCO/Zoning Officer

CENTER TOWNSHIP PLANNING COMMISSION

Regular Meeting Minutes
 December 23, 2020
 6:30 p.m.

CALL TO ORDER:

The Regular Meeting of the Center Township Planning Commission was called to order by Chairman Robert Wise at 6:31 p.m. at the Unionville Volunteer Fire Company Firehall, 102 Mahood Road, Butler PA 16001.

ROLL CALL:

Present, in addition to Wise, were Vice Chairman Robert Sloan; members Nicholas Angiolieri, Brad Cavaliero and Thomas Schiebel; Township Engineer David Heath; and Secretary/Treasurer Anthony Amendolea.

APPROVAL OF AGENDA:

Angiolieri motioned approving the agenda for the December 23, 2020 meeting. Cavaliero seconded. Motion carried.

PUBLIC TO BE HEARD: None

MINUTES:

- A. Comprehensive Plan Public Meeting - October 28, 2020: *Angiolieri motioned approving the minutes of the Comprehensive Plan Public Meeting held Wednesday, October 28, 2020. Cavaliero seconded. Schiebel abstained. Motion carried.*
- B. Regular Meeting - October 28, 2020: *Schiebel motioned approving the minutes of the Regular Meeting held Wednesday, October 28, 2020. Sloan seconded. Motion carried.*

SUBDIVISION & LAND DEVELOPMENTS:

- A. Williams Lot Line Revision No. 2020-12-07, Final, Expires 03/22/2021: Cheryl Hughes presented. Mrs. Betty Williams proposes keeping 10.002 acres (m/l) to Center Township Map 060-3F43-12A and conveying 4.698 acres (m/l) from Center Township Map 060-3F43-12ND and 4.161 acres (m/l) from Center Township Map 060-3F43-12NDA. A modification is being requested to Chapter 14, Article IV, 14-403B.3.e which requires subdivision plan to show existing and proposed contours. Butler County Planning Commission had no comment per letter dated December 17, 2020. Township Engineer Heath had no comments as Ms. Cheryl Hughes revised the plan. *Angiolieri motioned recommending granting the modification to Chapter 14, Article IV, 14-403B.3.e which requires subdivision plan to show existing and proposed contours. Schiebel seconded. Motion carried.*

Angiolieri motioned recommending the approval of the Williams Lot Line Revision No. 2020-12-07. Schiebel seconded. Motion carried.

B. Forest Oaks Major Subdivision No. 2020-10-06, Preliminary/Final, Expires 03/22/2021: Mr. Brett Schultz presented. The Villas at Forest Oaks will be developed as a Condominium association including a total of 84 multi-family units, community clubhouse with associated amenities. The site will be accessed by the extension of South Links Drive off of Mercer Road and contains approximately 24 acres. The site is abutted by the Aubrey's Dubbs Dred Golf course and additional vacant, forested land to the north and west. The units shall range between 1,715 and 1,820 square feet of living space, excluding the 2 car garage. The clubhouse shall be approximately 3,500 square feet and include a kitchen/bar area, gathering/social room, and exercise room and billiards area, along with office space. The clubhouse shall be for the exclusive use of the residents and their permitted guests. The site shall consist of 2 roads, one being the extension of existing South Links Drive and the other being Forest Oaks Drive, both of which are intended to be dedicated for township adoption upon completion of the project as is set forth by the township code. Two buildings will be situated in Butler Township. A coordination meeting between Center Township and Butler Township will take place the first week of January 2021. The proposed development is anticipated to generate five-hundred ninety-four (594) daily trips, as well as forty (40), fifty-one (51), and fifty-seven (57) AM, PM, and SAT peak hour trips, respectively. Butler County Planning Commission has not submitted a review letter. Township Engineer Heath's comments are as follows:

1. Section 14-403 Show building lines, street lighting, street trees, parking areas, and all other information required for preliminary plans.
2. Section 14-403 Provide a scale on EC.1. Confirm that required existing features are shown within 200' of the boundary lines.
3. Section 14-403 Show known or suspected surface/subsurface mining areas on plans.
4. Section 14-404.C.4 A final erosion and sedimentation control plan must be reviewed and approved by the PA Department of Environmental Protection. Copies of all approval letters and permits should be provided upon receipt.
5. Section 14-404.C.6 Confirmation of required utility services must be submitted.
6. Section 14-404.C.8 Posting financial security in an amount and form acceptable to the Township Solicitor.
7. Section 20-705 Zoning Information on the Cover Page, OV.1, and EC. 1 is inconsistent with R-2 requirements. Please update and show the provided setbacks as well as the required.
8. All provided plans must be certified by a licensed professional.
9. Approval letters received from PennDOT, BCCD, DEP, and any other reviewing agencies should be provided upon receipt.
10. Reference should be made to the 'Rural Resource Overlay District' on the coversheet.
11. A PA One Call serial number should be provided.

Schiebel motioned tabling the Forest Oaks Land Development No. 2020-12-08. Angiolieri seconded. Motion carried.

OLD BUISNESS:

A. Future POS Land Development No. 2019-06-03: Mr. Mike Ogin presented. Mr. Ogin stated that in the as-constructed condition, two (2) parking and driving areas of impervious land cover were not constructed, consisting of a 2,989 square feet (0.068 acre) area. However, one (1) additional area of land cover was constructed, consisting of a 3,881 (0.089 acre) area. These areas are depicted in color on the attached "Additional Impervious Area Exhibit". As

a result of the field change, the total impervious area draining to Basin #2 was increased by 892 square feet (0.021 acres). Gateway performed a stormwater analysis reflecting the additional impervious area to determine if Basin #2 still met with Township requirements for attenuating peak rate and volume of site runoff. It was determined that the peak rates were still within acceptable limits without any change to the Basin. However, Basin #2 lacks 118 cubic feet of volume from this change. Gateway considers that the above change is small enough to be insignificant and within construction tolerances and believes this basin will function properly in its existing condition. No changes to the stormwater management system are proposed. Sloan stated this was a design change not a field change. Stormwater should have been represented to the Planning Commission and Board of Supervisors for approval. *Sloan motioned to resubmit stormwater management plan to the Planning Commission. Schiebel seconded. Motion carried.*

NEW BUSINESS:

- A. Solar Farm Ordinance: Township Secretary/Treasurer Amendolea presented the proposed solar farm ordinance for review. The Board of Supervisors will hold a public hearing in February. The Planning Commission must make a recommendation.

MISCELLANEOUS:

- A. Zoning Ordinance Changes: Sloan asked the Planning Commission submit any comments to him.
- B. Comprehensive Plan Hearing: Sloan stated the hearing is scheduled for Wednesday, January 13, 2021 at 6:00 p.m.

ADJOURNMENT:

The meeting adjourned to an executive session to discuss property transaction. Meeting reconvened at 8:49 p.m. with no action taken.

Schiebel motioned to adjourn at 8:50 p.m. Angiolieri seconded. Motion carried.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer