

Board of Supervisors:  
 Robert Sloan, Chairman  
 Philip Wulff, Vice Chairman  
 Edward Latuska, Supervisor  
 Donald Pringle, Supervisor  
 Alan Smallwood, Supervisor



Anthony Amendolea, Secretary/Treasurer  
 Michael Gallagher, Solicitor  
 David Heath, Engineer  
 John Nath, Building Code Official  
 Randall Brown, Zoning Officer

**CENTER TOWNSHIP PLANNING COMMISSION**  
 Reorganization/Regular Meeting Minutes  
 January 25, 2023  
 6:30 p.m.

**CALL TO ORDER:**

The Regular Meeting of the Center Township Planning Commission was called to order by Member Thomas Scheibel at 6:50 p.m. at the Unionville Volunteer Fire Company Firehall, 102 Mahood Road, Butler PA 16001.

**ROLL CALL:**

Present, in addition to Scheibel, were members Nicholas Angiolieri, and Michael Chopp; Gateway Engineer Maher; Administrative Assistant Kayla Amendolea. Members Randall Corlew and Robert Wise were absent.

**REORGANIZATION**

**APPOINTMENTS:**

- A. Chairman: *Scheibel motioned appointing Robert Wise as Chairman. Angiolieri seconded. Motion carried.*
- B. Vice Chairman: *Chopp motioned appointing Thomas Schiebel as Vice Chairman. Angiolieri seconded. Motion carried.*
- C. Secretary: *Schiebel motioned appointing Michael Chopp as Secretary. Angiolieri seconded. Motion carried.*

**ESTABLISHING MEETING DATES, TIME, AND LOCATION:**

*Schiebel motioned setting the meeting dates for the fourth (4<sup>th</sup>) Wednesday of each month, except November and December at 6:30 p.m. to be held at the Unionville Volunteer Fire Company Firehall, 102 Mahood Road, Butler, PA 16001. Angiolieri seconded. Motion carried.* The meeting dates are:

February 22	March 22	April 26
May 24	June 28	July 26
August 23	September 27	October 25
November 15 3rd Wednesday	December 20 3rd Wednesday	January 24, 2023 (Reorganization/Regular)

*Reorganizational meeting adjourned at 6:51 PM. Schiebel motioned. Angiolieri seconded. Motion carried.*

*Regular meeting was called to order at 6:52 PM*

**REGULAR****APPROVAL OF AGENDA:**

*Angiolieri motioned approving the agenda for the January 25, 2023 meeting. Chopp seconded. Motion carried.*

**PUBLIC TO BE HEARD:** None

**MINUTES:**

A. Regular Meeting – December 21, 2022: *Scheibel motioned approving the minutes of the Regular Meeting held Wednesday, December 21, 2022. Chopp seconded. Motion carried.*

**SUBDIVISION & LAND DEVELOPMENTS:**

A. Duffy Highlands Phase III Land Development # 2023-01-01, final, expires 04/25/2023. Mr. Robert Brennan proposes to construct 77 single family homes, 34 duplex residential dwellings, and a community center. Butler County Planning Commission had no comments per review letter dated January 19, 2023. Township Engineer, David Heath, had comments on Phase IV as follows:

1. §14-603.B.5.a.2 After final construction, a registered professional shall provide certification to the township that all cuts/fills are table and suited to design intent.
2. §14-603.B.5.a.3 Fill operations shall follow benching requirements as shown in Center Township Construction Detail 'Exhibit #4'.
3. §14-603.B.5.a.6 Per the ordinance, berms are required along edge of paving.
4. §14-603.B.5.g Road construction grading is to be completed between May 15 and November 15 of each calendar year unless permission is otherwise granted by the Board of Supervisors.
5. §14-803.A. Grading shall ensure proper drainage away from buildings and dispose of runoff without ponding, except where arrangements are approved by the Township engineer.
6. §14-803.D.1. Cut and fill slopes shall not exceed 2:1 and 3:1, respectively, except as approved by the Township Engineer.

Mr. Brennan had the following responses to Township Engineer Heath's comments:

1. §14-603.B.5.a.2 After final construction, a registered professional shall provide certification to the township that all cuts/fills are table and suited to design intent.  
**Response: Acknowledged**
2. §14-603.B.5.a.3 Fill operations shall follow benching requirements as shown in Center Township Construction Detail 'Exhibit #4'. **Response: Fill operations will follow benching requirements per Center Township Construction Detail Exhibit #4.**
3. §14-603.B.5.a.6 Per the ordinance, berms are required along edge of paving.  
**Response: Acknowledged**

4. §14-603.B.5.g Road construction grading is to be completed between May 15 and November 15 of each calendar year unless permission is otherwise granted by the Board of Supervisors. **Response: Acknowledged**
5. §14-803.A. Grading shall ensure proper drainage away from buildings and dispose of runoff without ponding, except where arrangements are approved by the Township engineer. **Response: Acknowledged**
6. §14-803.D.1. Cut and fill slopes shall not exceed 2:1 and 3:1, respectively, except as approved by the Township Engineer. **Response: Acknowledged**

Mr. Brennan explained there were two issues that he is addressing. There is only 17 to 18 feet in between some of the homes. There needs to be 20 feet per the Township ordinance. His engineers are working on adjusting the lot lines to provide adequate distance.

*Scheibel motioned, contingent on the lot lines being revised as approved by Township engineer, David Heath recommending final approval of Duffy Highlands Phase III Land Development # 2023-01-01. Angiolieri seconded. Motion carried.*

**OLD BUSINESS:** None

**NEW BUSINESS:** None

**MISCELLANEOUS:**

**ADJOURNMENT:**

*Angiolieri motioned to adjourn at 7:12 p.m. Chopp seconded. Motion carried.*

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KAYLA R AMENDOLEA  
Administrative Assistant