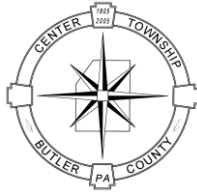


Board of Supervisors:
Robert Sloan, Chairman
Philip Wulff, Vice Chairman
Edward Latuska, Supervisor
Donald Pringle, Supervisor
Alan Smallwood, Supervisor



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

<p align="center">CENTER TOWNSHIP PLANNING COMMISSION Regular Meeting Minutes December 21, 2022 6:30 p.m.</p>

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 members Thomas Schiebel; Randall Corlew; Nicholas Angiolieri; Michael Chopp Administrative Assistant Kayla Amendolea and Township Secretary/Treasurer Anthony Amendolea. Township Engineer David Heath was absent.

APPROVAL OF AGENDA:

Schiebel motioned approving the agenda for the December 21, 2022 meeting. Angiolieri seconded. Motion carried.

PUBLIC TO BE HEARD: None

MINUTES:

- A. Regular Meeting – September 28, 2022: *Schiebel motioned to approve the minutes of the Regular Meeting held Wednesday, May 25, 2022. Angiolieri seconded. Motion carried.*

SUBDIVISION & LAND DEVELOPMENTS: None

OLD BUISNESS: None

NEW BUSINESS:

- A. Baxter Mobile Home Park Revision Request: Stackhouse Development on behalf of Jones Est Baxter PA LLC (Owner) is looking to expand the mobile home park in the area of prior approval with the following changes:
 - 1. Per recent Center Township Ordinance revisions, the client would like to increase the density of both phases using their desired mobile home lot layout.
 - a. Phase 1 originally had 15 units proposed. We are looking to increase the number of lots to 24 units. A 9-unit increase.
 - b. Phase 2 originally had 16 units proposed. We are looking to increase the number of lots to 20 units. A 4-unit increase.
 - c. A total unit increase of 13 units.
 - 2. While not required by the Center Township ordinances the old, approved plan had indicated

that the mobile units would typically be setback 30 feet from the private roadway. The new proposed layout would typically have the mobile units setback 20 feet from the private roadway.

3. The proposed expansion included the installation of a 21,038-gallon dry fire hydrant system. The size of this system seems to be excessive, and the new owner would like to reduce the size of this system.
4. An NPDES permit was needed for the prior design and a new NPDES permit is now needed. As part of this process the owner will need a stormwater consistency letter. With the modification of the number of units and related impervious areas changes, revised stormwater calculations will need to be generated and submitted. However, the design concept will be maintained.

Township Engineer Heath's comments are:

1. With Virginia Lane being closed, we would need a traffic study to analyze the Jamisonville-Mahood intersection.
2. Design must comply with all standards of section §20-1508.A.26 for conditional use and Article XI of Chapter 14 SALDO, particularly §14-1101.
 - a. Do we have a list of the conditions from the original approval to review?
3. Minimum street width is 24' for mobile home parks, and the plan is showing 18'.
4. No off-street parking shown.
5. Stormwater management and conveyance must comply with the new ordinance.
6. Subject to NPDES and Chapter 105 permitting for stream and wetland impacts.
7. Need to show the utility connections for each lot.
8. Ensure traffic movements for EMS.

Pringle stated that with the closing of Virginia Lane the park loss over thirty-three (33) percent of ingress/egress. Residents are concerned with snow removal and emergency services response times.

MISCELLANEOUS:

ADJOURNMENT:

Angiolieri motioned to adjourn at 7:27 p.m. Corlew seconded. Motion carried.