

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

Regular Meeting Minutes
April 26, 2023
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 6:33 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 Engineer David Heath.

APPROVAL OF AGENDA:

Schiebel motioned approving the agenda for the April 26, 2023 meeting. Angiolieri seconded. Motion carried.

PUBLIC TO BE HEARD:

- A. Michael Kaltenbach – 124 Swamp Run Rd: Mr. Kaltenbach wants to know how to get a variance regarding two, one acre lots that he owns to build a small house for his parents.

MINUTES:

- A. Regular Meeting – March 22, 2023: *Angiolieri motioned to approve the minutes of the Regular Meeting held Wednesday, March 22, 2023. Corlew seconded. Motion carried.*

SUBDIVISION & LAND DEVELOPMENTS:

- 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. Stackhouse Development is requesting a reduction of this distance to 50 feet along the southern property line between Jones Est Baxter's PA LLC, Parcel 060-3F41-19 and Katherine S Wood, Parcel 060-2F106-9 properties due to the following site conditions:
 - a. The property boundary is over 500 feet from the closest public roadway.
 - b. There is an existing 50' wide gas line easement beside the indicated property line on the adjoining property that provides an additional buffer distance which did not exist in 2012 when the prior plan was submitted.
 - c. There is an existing 25' wide tree line buffer along this property line.
 - d. This is part of a mobile home park expansion.

- e. The mobile home park has other existing non-conforming mobile home along the southern side of the park that has limited buffering and mobile units closer than 20 feet to the exterior property line.
2. Stackhouse Development is requesting a reduction of this distance to 5 feet at the northeast property corner of the adjoining tax map parcel number 060-3F41-25 owed by Mary C Gray ET AL. This request is being made due to the following site conditions:
- a. The location of the existing access drive is within the required buffer yard distance and we would like to reduce additional unnecessary impact to existing natura areas.
 - b. The existing buffer in this area will be maintained.
 - c. Providing the necessary buffer would impact the proposed roadway geometry impacting emergency vehicle access.
 - d. Mobile units are not proposed within 100 feet of this area.
 - e. Trees are located on the opposite side of the roadway.

Angiolieri motioned to table the Baxter Mobile Home Park Revision Request. Corlew seconded. Motion carried.

OLD BUISNESS: None

NEW BUSINESS: None

MISCELLANEOUS:

ADJOURNMENT:

Angiolieri motioned to adjourn at 8:33 p.m. Corlew seconded. Motion carried.