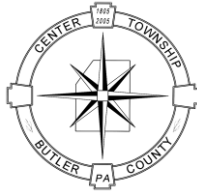Board of Supervisors:
Robert Sloan, Chairman
Philip Wulff, Vice Chairman
Edward Latuska, Supervisor
Donald Pringle, Supervisor
Alan Smallwood, Supervisor

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
March 22, 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 6:31 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: and Administrative Assistant Kayla Amendolea. Township Engineer David Heath was absent.

APPROVAL OF AGENDA:

Corlew motioned approving the agenda for the March 22, 2023 meeting. Angiolieri seconded. Motion carried.

PUBLIC TO BE HEARD: None

MINUTES:

A.   Regular Meeting – January 25, 2023: *Schiebel motioned to approve the minutes of the Regular Meeting held Wednesday, January 25, 2023. 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:

Subdivision and Land Development Comments

1) §14-403.B.2 The entire tract boundary should be shown on a plan.

2) §14-402.B.3.i Proposed curbs, sidewalks, street lighting, and street trees should be shown.

3) §14-402.B.3.j Approximate finished grades and slopes should be called out.

4) §14-402.B.3.l Provide approximate locations of hydrants, stormwater management facilities, and storm lines. Preliminary utility line sizes should be called out.

5) §14-403.B.3.m Standard map symbols for Center Township should be utilized on the plans, and a legend should be included to make the plans clear and concise.

6) §14-403.B.3.o Shown known or suspected surface/subsurface mining areas on plans.

7) §14-1101.A.1. Provide a density calculation to demonstrate conformance with density requirements.

8) §14-1101.A.4. The minimum mobile home width is 30'. Please revise.

9) §14-1101.A.5. The minimum mobile home lot depth is 30' longer than the home. Please revise.

10) §14-1101.A.6. Provide cross slopes of lots to demonstrate conformance with requirements.

11) §14-1101.A.10 Show location of any proposed decks, ramps, or porches.

12) §14-1101.B.2 The minimum street width shall be 24'.

13) §14-1101.B.7 Provide street grades to demonstrate conformance with requirements.

14) §14-1101.C.1 A planting buffer yard of minimum 25' depth is required.

15) Approval letters received from BCCD, DEP, and any other reviewing agencies should be provided upon receipt.

16) All provided plans must be certified by a licensed professional.

Zoning Comments

1) §20-504.E The site must meet all requirements of sections 14-1101 and 20-1508A.26 for Manufactured home parks (Conditional Use).

2) §20-505.A. The site must meet all the minimum yard setbacks from this section. Please revise.

Stormwater Comments

1) Provide stormwater report and supporting calculations.

Traffic Comments

1) The original email stated 45 mobile homes, but the TIA and Site Plan reflect 44.

2) The trip generation used fitted curve rates rather than average rates. The number of studies and R^2 value of the Trip Generation data are too low to justify using the fitted curve, however, these numbers are more conservative. Since no mitigation is necessitated by the development, this is of no concern.

3) Measured approach grades are off for Mahood Road and Jamisonville Road. Report shows looking right is -11% and looking left is -3%, implying there is a vertical sag at the intersection, which is not the case.

4) Figure 4a should state a growth rate of 0.50%

5) Distribution figure (5a) doesn't take the location of the new mobile homes into consideration enough. The new homes will all be in the southeast of the existing mobile home park. Why these residents would drive over to Silver Lane to then make a right onto Jamisonville makes no sense. That 11% should all be turning right from Reed. This applies to the entering traffic from Mahood as well. I think most would turn right into Reed Lane, not Silver Lane. These differences would result in the relocation of under a dozen trips, so reworking of trip distributions and assignments may not be necessary.

MISCELLANEOUS:

ADJOURNMENT:

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

Kayla R. Amendolea
Administrative Assistant