

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  
May 24, 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 6:30 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; Michael Chopp; and Administrative Assistant Kayla Amendolea. Member Nicholas Angiolieri and Township Engineer, David Heath was absent.

**APPROVAL OF AGENDA:**

*Schiebel motioned approving the agenda for the May 24, 2023 meeting. Corlew seconded. Motion carried.*

**PUBLIC TO BE HEARD: None**

**MINUTES:**

A. Regular Meeting – April 26, 2023: *Corlew motioned to approve the minutes of the Regular Meeting held Wednesday, April 26, 2023. C seconded. Motion carried.*

**SUBDIVISION & LAND DEVELOPMENTS:**

A. Deluga Lot Line Revision No. 2023-05-03, Final, Expires 08/24/2023: Mr. Deluga presented. Mr. Deluga proposes to revert Tract B back to Center Township Map and Parcel 060-3F63-31 for planning purposes. The final arrangement will be Center Township Revised Map and Parcel 2F63-31 (3.31 acres) and Center Township Revised Map and Parcel 060-2F63-32BC (13.37 acres). Butler County Planning Commission had no comments per review letter dated May 15, 2023. Center Township Engineer, Heath, comments are as follows (*Graff Surveying responses are italicized*):

1. Applicant shall request a waiver to Chapter 14, Article IV, 14-403B.3.e which requires subdivision plans to show existing and proposed contours. No contours are shown on plans since it is a simple lot line revision. (*Topography waiver requested*).
2. Ensure that all utilities and existing rights-of-way are shown on the plan. The application indicates that gas lines are not shown. (*Gas line and gas meter added to plan*).
3. Applicant shall include a legend for the plan. (*Legend added to plan.*)

4. Is the lot line revision of Original Lot 1 and Original Lot 2 intended to be part of this approval? Please provide bearings and distances and acreage totals for the lot, or remove from the plan. *(Original lots removed from plan).*

*Schiebel motioned granting modification to Chapter 14, Article IV, Section 14-403B.3.e. Chopp seconded. Motion carried.*

*Corlew motioned recommending approval of the Deluga Lot Line Revision to the Board of Supervisors. Chopp seconded. Motion carried.*

B. Baxter Mobile Home Park LD No. 2023-03-02, Preliminary, Expires 06/22/2023, Extension Request: *Schiebel motioned to grant a 60 day extension to Baxter Mobile Home Park LD No. 2023-03-02. Wise seconded. Motion carried.*

**OLD BUISNESS:**

A. Chapter 14/20 Ordinance Amendment: *Schiebel motioned recommending approval of the Chapter 14/20 Ordinance amendments to the Board of Supervisors. Wise seconded. Motion carried.*

**NEW BUSINESS:** *None*

**MISCELLANEOUS:** *None*

**ADJOURNMENT:**

*Schiebel motioned to adjourn at 6:55 p.m. Chopp seconded. Motion carried.*