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Edward Latuska, Supervisor  
Donald Pringle, Supervisor  
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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  
August 23, 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, and Nicholas Angiolieri; Township Engineer David Heath; and Administrative Assistant Kayla Amendolea. Members Michael Chopp and Randall Corlew were absent.

**APPROVAL OF AGENDA:**

*Schiebel motioned approving the agenda for the August 23, 2023 meeting. Angiolieri seconded. Motion carried.*

**PUBLIC TO BE HEARD:** None

**MINUTES:**

A. Regular Meeting – July 26, 2023: *Schiebel motioned to approve the minutes of the Regular Meeting held Wednesday, July 26, 2023. Angiolieri seconded. Motion carried.*

**SUBDIVISION & LAND DEVELOPMENTS:**

A. Baxter MHP Land Development No. 2023-03-02, Preliminary, Expires 09/22/2023: Rich Craft presented. The Township Engineer, David Heath, had the following comments per review letter dated August 23, 2023 (*Rich Craft's comments are italicized*):

1. Subdivisions and Land Development Comments:
  - a. Approval letters received from BCCD, DEP, and any other reviewing agencies should be provided upon receipt. *Acknowledged. Approval letters will be provided once received.*
  - b. All provided plans must be certified by a licensed professional. *A signed and sealed final set been addressed and verified.*
2. Stormwater Comments:
  - a. 21-701.B.13 Provide a safety fence around the infiltration basins. *Per our discussion with the planning commission, a barrier will be installed at the end of cul-de-sac to prevent vehicles from entering Basin #2. Beyond that it was agreed that a safety fence was not needed.*
  - b. 21-701.B.14 The primary outlet structure should be designed to pass the 100-year storm event without discharging through the emergency spillway. Emergency spillways should not be set at the primary outlet structure elevation. *The proposed design has the outlet structure passing the 100-year storm event. The top of the outlet structure does not receive runoff*

- during the 100-year storm event.
- c. 21-701.B.14.b. Provide trash racks on the risers. *A note and trash rack detail will be added to the plan set.*
  - d. 21-701.B.15 Provide test pit locations with the infiltration results. *Locations of the test pits will be added to the C100 plan drawing set.*
  - e. 21-701.B.18.b The top of embankment of the basins shall be 10'. *Per discussion at the Planning Commission meeting, the embankment elevation will be lowered in order to provide a 10' wide top of embankment width.*
  - f. 21-701.C.a. All conveyance facilities shall be designed for the 25-year storm even, not the 10-year. *Per discussion at the Planning Commission meeting, the conveyance systems will be design to convey the 100-year storm event. Supplementary calculations will be provided for the proposed channel.*
  - g. 21-702.C.2. Rainfall values should be taken from the ordinance. *Values used are from the NOAA Atlas 14 database and are acceptable per the ordinance. 50 & 100 year storms are only 0.01 higher in value.*
  - h. 21-702.F.4 For both rate and volume control, 20% of existing impervious shall be considered meadow in good condition. *Rate calculations ignore existing impervious areas. Volume calculations do note 20% of existing impervious as meadow in good condition.*
  - i. 21-702.H.1.a Pre-development time of concentration should be determined using the NRCS lag equation. *Per discussion at the Planning Commission meeting, the TR-55 methodology calculations are an industry standard and are acceptable.*
  - j. 21-702.H.1.b In post-development, sheet flow is limited to 100 feet. *Revised calculations will be provided limiting sheet flow to 100 feet.*
  - k. Provide calculations for volumes routed to BMPs. *Storage volumes required for each storm event and each BMP can be found on Line 5 of the Hydrologic and Hydraulic Data Tables {H&H Table} for each basin.*
  - l. The limit of disturbance on the plans are inconsistent with those in the narrative, hydrology calcs, and DEP spreadsheets. *Limits of disturbances indicated on the plan represent the values for each phase and the narrative and DEP spreadsheets represent the combined disturbance.*
  - m. The basin drainage areas in the narrative tables are inconsistent with the DEP spreadsheets. *The DEP spreadsheet drainage areas represent only the disturbed areas that are flowing to the basins. The narrative and rest of the report indicate the total draina2e area which includes both disturbed and undisturbed watershed areas.*
  - n. The volume increase indicated on the spreadsheet is inconsistent with the narrative. *The DEP spreadsheet volumes indicate only the volume from a 2-year storm event. The low flow orifice is above this high-water mark and will trap additional volume in the basins. The dewatering calculations assume that a higher storm event has occurred to the point that runoff has gone through the low flow orifice and the stored volume of water must drain.*
  - o. Provide details for the proposed infiltration basins. *Details are indicated on sheet C960 and will be updated.*
  - p. Review the orifice sizes and elevations for Outlet Control Structure 1; orifice sizes are too large to build. *Orifice sizes to be adjusted or converted from circular to box.*
  - q. Infiltration periods in the narrative and spreadsheets are inconsistent. *Reference response to comment #n above.*
  - r. Peak discharge rates have not been provided. *Peak discharge rates are shown on the H&H tables in the report.*
  - s. Please provide separate DEP spreadsheets for the two phases. If they are to be built at

different times, ensure that the volume will not increase after the first phase construction. *We can provide a separate DEP spreadsheet for Phase 1 showing that stormwater will be handled properly until Phase 2 is developed. Phase cannot be constructed prior to Phase 1.*

- t. Provide peak rate summary tables for ease of review comparing pre to post conditions. *Reference the H&H tables in the report. This methodology is more conservative than a point of interest analysis.*

3. Traffic Comments:

- a. Figure 4a should state a growth rate of 0.50%. *Provide the revised Figure 4A. Please find attached a copy of the revised traffic study by Wooster which includes a revised Figure 4A on page 30. Provided by email on 8/9/2023.*
- b. 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 aH 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. *Provide the Revised TLA study. Please find attached a copy of the revised traffic study from Wooster. Provided by email on 8/9/2023.*
- c. Provide turning templates for trucks through the existing neighborhood and into the proposed mobile home park, as requested at the previous meeting. *Truck turning data has been added to the C200 plan sheet. The template uses a standard fire truck. The truck turning template does not indicate the vehicle leaving the roadway surface at any of the turns. No problem around cul-de-sac. An AutoCAD version can be supplied for review and verification.*

***Angiolieri motioned to recommend approval of the preliminary plan contingent on the Township Engineers requirements being met. Schiebel seconded. Motion carried.***

B. BASA Brewster Land Development No 2023-07-07, Preliminary, Expires 10/24/2023: David Kline presented. Township Engineer, Heath, had the following comments per review letter dated July 26, 2023:

1. Subdivision and Land Development Comments:
  - a. §14-402.B.3.b Existing streets and driveways on or adjacent to the tract should include name, right-of-way width and pavement width.
  - b. §14-604.A.3 A fire hydrant must be installed at the entrance(s) or access to any subdivision.
  - c. §14-605.C.2 On sheets, iron pipe(s) or gas line markers either needs callout or other form of identification.
  - d. The plans indicate 0.50 acres of proposed impervious. Please provide all necessary PCSM calculations per the Township Stormwater Ordinance.
2. Stormwater Comments:
  - a. Add pertinent Township standard details to the plan set.
  - b. There are several dimensions that are floating in space. Please adjust so it can be determined what is being dimensioned.
  - c. All provided plans must be certified by a licensed professional.
  - d. Remove distance and bearing label on site demolition and existing site plan on far right of model space.
  - e. Approval letters received from BCCD, DEP, and any other reviewing agencies should be provided upon receipt.

- f. Show remnant parcel in its entirety.
- g. Show limits of hatches for gravel drive and stormwater management area.
- h. Provide legend for hatches on the site plan. The generic legend on sheet 2 is inconsistent with proposed plans.

***Angiolieri motioned to table until contingencies are met. Wise seconded. Motion carried.***

C. BASA Fisher LLR/Land Development No. 2023-07-08, Preliminary, Expires 10/24/2023: John Kline presented. Butler County Planning Commission had no comment per review letter dated August 18, 2023. Township Engineer, Heath, had the following comments per review letter date July 26, 2023:

1. Subdivision and Land Development Comments:
  - a. §14-402.B.3.l Provide approximate locations of hydrants, stormwater management facilities, and storm lines. Preliminary utility line sizes should be called out.
  - b. §14-403.B.3.b. Provide driveways on or adjacent to tract including name, right-of-way width and pavement width.
2. General Comments:
  - a. Show remnant parcel in its entirety.
  - b. Add pertinent Township standard details to the plan set.
  - c. Inconsistencies from generic legend and what is shown on the plan. Provide legend to identify hatches on site plans.
  - d. Errant labels through the demolition plan sheets.
  - e. Resubmit missing sheets No. 6 (Civil Details 2) and No. 9 (PCSM Details).
  - f. All provided plans must be certified by a licensed professional.
  - g. Identify Iron Pin along back 50' setback line.
  - h. Provide signature block for Center Township Board of Supervisors.
  - i. Provide PCSM Report alongside plan and notes.
  - j. Approval letters received from BCCD, DEP, and any other reviewing agencies should be provided upon receipt.
  - k. Complete the Center Township Small Project Stormwater Management Application in Appendix E of the Stormwater Management Ordinance to demonstrate that no stormwater management is required, or provide a stormwater management report. Plan indicates 0.14 acres of proposed impervious and would be subject to additional PCSM calculations including infiltration test results.
3. Zoning Comments:
  - a. 14) §20-505.A. The site must meet all the minimum yard setbacks from this section.
4. Stormwater Management Comments:
  - a. Limits of disturbance boundary and acreage should be indicated on the PCSM plans.
  - b. §21-701.C.1. Provide sizing calculations for open channels (bypass channel) and storm sewer pipes.
  - c. §21-702.F.4. Twenty percent of the existing impervious area shall be treated as a meadow in good condition for both rate and volume calculations. Clearly indicate that this has been considered in the Hydro CAD calculations and the DEP spreadsheets and show land cover on the drainage exhibit maps.

- d. §21-702.H.1.a. The NRCS Lag Equation should be used for pre-development time of concentration calculations.
- e. §21-802.A. Ensure that all required information from this section is included on the PCSM Plan.
- f. §21-802.A.22. Include the Operations and Maintenance Agreement (from Appendix D of the ordinance) in the report.
- g. §21-802.B The report should be certified by a registered professional.
- h. The bypass channel may cause erosion to the proposed slope. Provide outlet protection or explain why none is needed.
- i. PCSM Detail Sheet 'PCSM3' appears to have scanned improperly and is not readable. Please provide a clear copy.

***Scheibel motioned to table until contingencies are met. Wise seconded. Motion carried.***

- D. Whitmire Minor Subdivision No. 2023-07-09, Final, Expires 10/24/2023: Al Whitmire presented. Butler County Planning Commission had no comments per review letter dated July 11, 2023. Township Engineer, Heath, had the following comments per review letter dated August 21, 2023:

- 1. Subdivision Comments:
  - a. Checklist for document submission shall be signed and dated.
  - b. Parcel 2B shall be shown in its entirety, including all bearings, distances, and acreage.

***Wise motioned to recommend denying the request for modification to Chapter 14, Article IV, Section 14-403B.3.b. Schiebel seconded. Motion carried.***

***Angiolieri motioned to recommend approval contingent on the Township Engineers requirements being met. Wise seconded. Motion carried.***

**OLD BUISNESS:** None

**NEW BUSINESS:** None

**MISCELLANEOUS:**

- A. Robert Sloan – Sloan is the Chairman for the Board of Supervisors. He stated that at last month's meeting the Planning Commission passed 5 plans to the Board of Supervisors that had 60 plus contingencies between them. He stated that in many townships there are no contingences allowed before moving on to the board. Sloan stated that 2 or 3 minor contingences are fine, but please do not pass anything to the board that has more than that.

**ADJOURNMENT:**

***Angiolieri motioned to adjourn at 8:25 p.m. Schiebel seconded. Motion carried.***