

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
July 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 6:30 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 Nicholas Angiolieri; Township Engineer David Heath; and Administrative Assistant Kayla Amendolea.

APPROVAL OF AGENDA:

Schiebel motioned approving the agenda for the July 26, 2023 meeting. Corlew seconded. Motion carried.

PUBLIC TO BE HEARD:

- A. Jim Gray – 238 Rider Church Rd: Mr. Gray states Baxter’s Mobile Home Park is encroaching on the Mary Gray Eagle property. They have not had any agreement regarding any of these changes. Mr. Gray is having a survey done to see exactly where his property line is. He wants to know what his courses of action are.

MINUTES:

- A. Regular Meeting – May 24, 2023: *Schiebel motioned to approve the minutes of the Regular Meeting held Wednesday, May 24, 2023. Angiolieri seconded. Motion carried.*

SUBDIVISION & LAND DEVELOPMENTS:

- A. Baxter MHP Land Development No. 2023-03-02, Preliminary/Final, Expires 08/22/2023: Rich Craft presented. The Township Engineer, David Heath, had the following comments:
- 1) §14-403.B.2 The entire tract boundary should be shown on a plan. *The provided overall location plan does not show the entire tract boundary.*
 - 2) §14-402.B.3.I Provide approximate locations of hydrants, stormwater management facilities, and stormlines. Preliminary utility line sizes should be called out. *Hydrants are required at a maximum distance of 800’ apart per section §14-604.A.3.*
 - 3) §14-403.B.3.o Shown known or suspected surface/subsurface mining areas on plans. *Please check the Coal Resource Maps, published by the Commonwealth of*

Pennsylvania Department of Environmental Resources Office of Resources Management, Bureau of Topographic and Geologic Survey for mined out areas.

- 4) §14-1101.A.1. Provide a density calculation to demonstrate conformance with density requirements. ***Plans indicate 44 new units, not 24. Tract area is shown as 71.4249, not 75.0194. Please revise density calculations.***
- 5) §14-1101.C.1 A planting buffer yard of minimum 25' depth is required. ***Please request a written modification to the township for the planting buffer yard.***
- 6) Approval letters received from BCCD, DEP, and any other reviewing agencies should be provided upon receipt.
- 7) All provided plans must be certified by a licensed professional.
- 8) Provide stormwater report and supporting calculations.
- 9) Figure 4a should state a growth rate of 0.50% ***Provide the revised Figure 4A.***
 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. ***Provide the Revised TIA study.***
- 10) Provide turning templates for trucks through the existing neighborhood and into the proposed mobile home park, as requested at the previous meeting.

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

Schiebel motioned to not recommend the modification request of reducing the buffer from twenty-five (25) feet to five (5) feet. Angiolieri seconded. Motion carried.

- B. BASA Brewster LLR No. 2023-07-06, Final, Expires 10/24/2023: John Kline presented. The Township Engineer, David Heath, had the following comments:

- 1) §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.
- 2) §14-604.A.3 A fire hydrant must be installed at the entrance(s) or access to any subdivision.
- 3) §14-605.C.2 On sheets, iron pipe(s) or gas line markers either needs callout or other form of identification.
- 4) Limits of disturbance boundary and acreage should be indicated on the PCSM plans.
- 5) §21-304.B.2.d Infiltration testing shall be provided at the location of the proposed BMP.
- 6) §21-701.C.1. Provide sizing calculations for storm sewer pipes, cross culverts at access roads, and regraded swales.

- 7) §21-702.F.4. Twenty percent of existing impervious area shall be treated as meadow in good condition for both rate and volume calculations. Clearly indicate that this has been considered in the HydroCAD calculations and the DEP spreadsheets and show land cover on the drainage exhibit maps.
- 8) §21-702.H.1.a. The NRCS Lag Equation should be used for pre-development time of concentration calculations.
- 9) §21-802.A. Ensure that all required information from this section is included on the PCSM Plan.
- 10) §21-802.A.22. Include the Operations and Maintenance Agreement (from Appendix D of the ordinance) in the report.
- 11) §21-802.B The report should be certified by a registered professional.
- 12) Provide sizing calculations for proposed riprap aprons.
- 13) Gravel Bed 1 dimensions on the plan, detail, and reports do not match. Please revise.
- 14) An exfiltration rate is used in the HydroCAD calculations for the gravel beds. Please provide supporting testing for these rates.
- 15) Provide outlet control structure details for each gravel bed.
- 16) Add pertinent Township standard details to the plan set.
- 17) There are several dimensions that are floating in space. Please adjust so it can be determined what is being dimensioned.
- 18) All provided plans must be certified by a licensed professional.
- 19) Remove distance and bearing label on site demolition and existing site plan on far right of model space.
- 20) Approval letters received from BCCD, DEP, and any other reviewing agencies should be provided upon receipt.
- 21) Show remnant parcel in its entirety.
- 22) Provide legend for hatches on the site plan. The generic legend on sheet 2 is inconsistent with proposed plans.

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

- C. BASA Brewster Land Development No 2023-07-07, Preliminary/Final, Expires 1/24/2023: David Kline presented. Township Engineer, Heath, had the following comments:
- 1) §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.
 - 2) §14-604.A.3 A fire hydrant must be installed at the entrance(s) or access to any subdivision.
 - 3) §14-605.C.2 On sheets, iron pipe(s) or gas line markers either needs callout or other form of identification.
 - 4) The plans indicate 0.50 acres of proposed impervious. Please provide all necessary PCSM calculations per the Township Stormwater Ordinance.

- 5) Add pertinent Township standard details to the plan set.
- 6) There are several dimensions that are floating in space. Please adjust so it can be determined what is being dimensioned.
- 7) All provided plans must be certified by a licensed professional.
- 8) Remove distance and bearing label on site demolition and existing site plan on far right of model space.
- 9) Approval letters received from BCCD, DEP, and any other reviewing agencies should be provided upon receipt.
- 10) Show remnant parcel in its entirety.
- 11) Show limits of hatches for gravel drive and stormwater management area.
- 12) Provide legend for hatches on the site plan. The generic legend on sheet 2 is inconsistent with proposed plans.

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

- D. BASA Fisher LLR/Land Development No. 2023-07-08, Preliminary/Final, Expires 10/24/2023: John Kline presented. Township Engineer, Heath, had the following comments:

- 1) §14-402.B.3.1 Provide approximate locations of hydrants, stormwater management facilities, and storm lines. Preliminary utility line sizes should be called out.
- 2) §14-403.B.3.b. Provide driveways on or adjacent to tract including name, right-of-way width and pavement width.
- 3) Show remnant parcel in its entirety.
- 4) Add pertinent Township standard details to the plan set.
- 5) Inconsistencies from generic legend and what is shown on the plan. Provide legend to identify hatches on site plans.
- 6) Errant labels through the demolition plan sheets.
- 7) Resubmit missing sheets No. 6 (Civil Details 2) and No. 9 (PCSM Details).
- 8) All provided plans must be certified by a licensed professional.
- 9) Identify Iron Pin along back 50' setback line.
- 10) Provide signature block for Center Township Board of Supervisors.
- 11) Provide PCSM Report alongside plan and notes.
- 12) Approval letters received from BCCD, DEP, and any other reviewing agencies should be provided upon receipt.
- 13) 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.

- 14) §20-505.A. The site must meet all the minimum yard setbacks from this section.
- 15) Limits of disturbance boundary and acreage should be indicated on the PCSM plans.
- 16) §21-701.C.1. Provide sizing calculations for open channels (bypass channel) and storm sewer pipes.
- 17) §21-702.F.4. Twenty percent of existing impervious area shall be treated as meadow in good condition for both rate and volume calculations. Clearly indicate that this has been considered in the HydroCAD calculations and the DEP spreadsheets, and show land cover on the drainage exhibit maps.
- 18) §21-702.H.1.a. The NRCS Lag Equation should be used for pre-development time of concentration calculations.
- 19) §21-802.A. Ensure that all required information from this section is included on the PCSM Plan.
- 20) §21-802.A.22. Include the Operations and Maintenance Agreement (from Appendix D of the ordinance) in the report.
- 21) §21-802.B The report should be certified by a registered professional.
- 22) The bypass channel may cause erosion to the proposed slope. Provide outlet protection or explain why none is needed.
- 23) PCSM Detail Sheet 'PCSM3' appears to have scanned improperly and is not readable. Please provide a clear copy.

Angiolieri motioned to recommend approval continent on the Township Engineers requirements being met. Schiebel seconded. Motion carried.

- E. Whitmire Minor Subdivision No. 2023-07-09, Final, Expires 10/24/2023: Al Whitmire presented. Township Engineer, Heath, had the following comments:
- 1) §14-403.B.3.e Applicant shall request a waiver to Chapter 14, Article IV, 1403B.3.e requiring existing and proposed contours to be shown. No contours are shown on plans.
 - 2) Provide cartway widths on the plans.
 - 3) §14-403.3.1 The size of the septic tanks shall be shown on plans.
 - 4) Checklist for document submission shall be signed and dated.
 - 5) All provided plans must be certified by a licensed professional.
 - 6) Parcel 2B shall be shown in its entirety, including all bearings, distances, and acreage.
 - 7) The proposed utility easement must show bearings, distances and acreage.
 - 8) Dimension the distance from water well to property line.
 - 9) Show the proposed right-of way on the proposed site plan.
 - 10) Zoning district shall be indicated on each parcel.

Schiebel motioned to approve the modification request to Chapter 14, Article IV, 1403B.3.e requiring existing and proposed contours to be shown. Wise seconded. Motion carried.

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

OLD BUSINESS: *None*

NEW BUSINESS: *None*

MISCELLANEOUS: *None*

ADJOURNMENT:

Angiolieri motioned to adjourn at 8:38 p.m. Chopp seconded. Motion carried.

Kayla R. Amendolea
Administrative Assistant