

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
December 20, 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 6:32 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, Nicholas Angiolieri, and Michael Chopp; Township Engineer David Heath; and Administrative Assistant Kayla Mosey. Member Randall Corlew was absent.

APPROVAL OF AGENDA:

Schiebel motioned approving the agenda for the December 20, 2023 meeting. Angiolieri seconded. Motion carried.

PUBLIC TO BE HEARD: None

MINUTES:

- A. Regular Meeting – November 15, 2023: *Schiebel motioned to approve the minutes of the Regular Meeting held Wednesday, November 15, 2023. Angiolieri seconded. Motion carried.*

Member Randall Corlew arrived to the meeting at 6:35 PM.

SUBDIVISION & LAND DEVELOPMENTS:

- A. BASA Brewster Land Development No. 2023-07-07, Final, Expires, 12/24/2023: Township Engineer, David Heath, had the following comments:
- 1) Require radii measurement within building setbacks.
 - 2) Identify Iron Pipe and rectangular shape above 10” PVC sanitary line on proposed site plan.
 - 3) Identify Iron Pipe adjacent to Inlet A on Proposed Site Plan.
 - 4) It is unclear from the proposed site plan what is actually proposed. Please provide existing conditions plan, identify limits of disturbance, and add legend to the site plan.
 - 5) 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.
 - 6) All provided plans must be certified by a licensed professional.

Schiebel motioned to grant a 60-day extension. Angiolieri seconded. Motion carried.

Schiebel motioned to recommend final approval for the BASA Brewster Land Development No. 2023-07-07 contingent on posting a performance bond and receiving 3rd party approval letters. Angiolieri seconded. Motion carried.

- B. BASA Fisher LLR/Land Development No. 2023-07-08, Preliminary, Expires, 12/24/2023: Township Engineer, David Heath, had the following comments:

- 1) Evidence of deposited financial security must be provided.
- 2) Approval letters received from BCCD, DEP, and any other reviewing agencies should be provided upon receipt.

Schiebel motioned to grant a 60-day extension. Angiolieri seconded. Motion carried.

Schiebel motioned to recommend final approval for the BASA Fisher LLR/ Land Development No. 2023-07-08 contingent on posting a performance bond and receiving 3rd party approval letters. Angiolieri seconded. Motion carried.

- C. Baxter MHP Land Development No. 2023-10-12, Final, Expires, 01/23/2024: Rich Craft presented the plan. Township Engineer, David Heath, had the following comments:

- 1) Approval letters received from BCCD, DEP, and any other reviewing agencies should be provided upon receipt.
- 2) All provided plans must be certified by a licensed professional.
- 3) Cross sections of proposed streets shall be provided. Separate cross sections with stationing for all proposed conditions shall be added to the construction details.
- 4) During storm events, drainage will flow down the road from sections 8+50 – 10+50 at a high velocity, with only a 5” wedge curb to collect and direct it towards the basin. Provide hydraulic calculations to ensure that the proposed curb can handle the 25-yr storm without overtopping.
- 5) Drainage arrows shall be updated to appear in the direction of flow.

Schiebel motioned to recommend final approval for the Baxter MHP Land Development No. 2023-07-08 contingent on stormwater calculations and receiving 3rd party approval letters. Angiolieri seconded. Motion carried.

OLD BUISNESS: None

NEW BUSINESS:

- A. Accessory Structure Request: Sandra Baxter of 298 Baxter Ln would like to request approval to place a 3rd accessory structure, a garage, on their property.

Wise motioned to approve the request for a 3rd accessory structure. Schiebel seconded. Motion carried.

MISCELLANEOUS: None

ADJOURNMENT:

Angiolieri motioned to adjourn at 7:00 p.m. Chopp seconded. Motion carried.

Kayla R. Mosey
Administrative Assistant