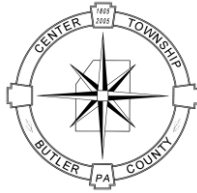


Board of Supervisors:
Philip Wulff, Chairman
Robert Sloan, Vice Chairman
Edward Latuska, Supervisor
Donald Pringle, Supervisor
Alan Smallwood, Supervisor



Anthony Amendolea, Treasure
Kayla Mosey, Secretary
Michael Gallagher, Solicitor
David Heath, Engineer
John Nath, Building Code Official
Randall Brown, Zoning Officer

CENTER TOWNSHIP PLANNING COMMISSION

Regular Meeting Minutes
September 25, 2024
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 Randall Corlew, and Thoms Schiebel; Gateway Engineer Josiah Hoefler; and Secretary Kayla Mosey. Members Nicholas Angiolieri and Dennis Crawford were absent.

APPROVAL OF AGENDA:

Schiebel motioned approving the agenda for September 25, 2024 meeting. Corlew seconded. Motion carried.

PUBLIC TO BE HEARD: None

MINUTES:

- A. Regular Meeting – July 25, 2024: The approval of the minutes was tabled due to no copy being provided. They will be approved at the next planning meeting.

SUBDIVISION & LAND DEVELOPMENTS:

- A. Dollar General LD No. 2024-09-06, Expires 12/24/2024: Butler County Planning Commission had no comment based on the review letter sent on September 19, 2024. Gateway Engineers the following comments:

General Comments

- 1) On the subdivision application page 1, please check the box for Final & Preliminary. Only the Preliminary box is checked; however, the transmittal letter indicates that preliminary and final approval is being applied for.
- 2) Provide proof that applicant has vested interest in the property.

Subdivision and Land Development Comments

- 1) (§14-403.D. 2.c.) Approval letter from Butler County Planning Commission should be provided upon receipt.
- 2) (§14-404.C.6) Provide serviceability letters for proposed water and electric service. Provide BASA approval letter and/or PADEP approved planning module for proposed sanitary service.
- 3) (§14-404.C.4) Provide NPDES permit approval letter.
- 4) (§14-501) Prior to final approval, provide a performance guarantee – 110% of improvements.
- 5) (§14-502) Prior to final approval, provide a maintenance bond – 15% for 18 months.
- 6) (§14-403.B.4) Professional Seal missing from page EC-1.
- 7) (§14-404.C.3) Provide profile of proposed sanitary line.

- 8) (§14-404.B.4.c) Label all curb radii on site plan.
- 9) (§14-403.B.3) A reference to the Core Infill Overlay District should be added to the plans.
- 10) (§14-403.B.3.f) The existing conditions plan shows part of the driveway to parcel 060-S5-1 (2023 William Flynn Highway) is on the parcel to be developed (060-2F106-14C). Please show any proposed easements related to this access.

Zoning Comments

- 1) (§20-1602.A) Show dimensions and location of loading berth on the site layout plan.

Stormwater Comments

- 1) (§21-701.C.4.b) Show discharge path from POI 1 to ultimate discharge location (UNT to Little Connoquenessing Creek). Show sizing calculations to demonstrate that adequate carrying capacity exists from POI 1 to the ultimate discharge location of the UNT to Little Connoquenessing Creek.
- 2) In the Project Description section on page 1 of the PCSM report, it mentions an underground detention system, however, no underground detention system is shown on the PCSM plans.
- 3) In the PCSM Ownership, Operations and Maintenance Procedures section on page 7 of the PCSM report, it mentions a level spreader, however, no level spreader is shown on the PCSM plans.
- 4) In the Post Development Drainage Area Map, the building area is shown to be part of the Basin sub-catchment area, however, no collection system is shown on the plans. Please show the location and size of the collection system used to convey the runoff from the building to the Infiltration Basin.
- 5) (§21-701.B.11) No infiltration tests pits shown at the basin bottom location.
- 6) (§21-701.B.11) The PCSM worksheet provided uses a 96-hour infiltration period, however the maximum time for dewatering is 72 hours.
- 7) (§21-701.B.11) No infiltration testing data provided to support a design infiltration rate of 0.50 in/hr.
- 8) (§21-802.C.1) The Operations and Maintenance Agreement in Appendix D of the stormwater ordinance to be submitted prior to final approval.
- 9) (§21-802.B.2.c.2) Please label top of embankment width on PCSM Plan.
- 10) (§21-802.A.2) The PCSM plan and report are to be sealed by a professional engineer.

Schiebel motioned to table the plan until the comments listed above are met and the engineer is satisfied. Wise seconded. Motion carried.

OLD BUSINESS: None

NEW BUSINESS: None

MISCELLANEOUS: None

ADJOURNMENT:

Schiebel motioned to adjourn at 6:20PM. Corlew seconded. Motion carried.