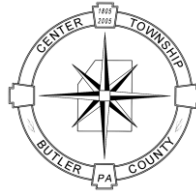


Board of Supervisors:
Philip Wulff, Chairman
Robert Sloan, Vice Chairman
Edward Latuska, Supervisor
Donald Pringle, Supervisor
Alan Smallwood, Supervisor



Kayla Mosey, Secretary/Treasurer
Michael Gallagher, Solicitor
David Heath, Engineer
John Nath, Building Code Official
Randall Brown, Zoning Officer

CENTER TOWNSHIP PLANNING COMMISSION
Regular Meeting Minutes
February 26, 2025
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 6:33 p.m. at the Unionville Volunteer Fire Company Firehall, 102 Mahood Road, Butler PA 16001.

ROLL CALL:

Present, in addition to Wise, were members Nicholas Angiolieri and Thomas Schiebel; Gateway Engineer David Heath; and Secretary/Treasurer Kayla Mosey. Members Randall Corlew and Dennis Crawford were absent.

APPROVAL OF AGENDA:

Schiebel motioned approving the agenda for the February 26, 2025 meeting. Angiolieri seconded. Motion carried.

PUBLIC TO BE HEARD: None

MINUTES:

1. Reorganizational/Regular Meeting – January 22, 2025: *Schiebel motioned to approve the minutes from January 22, 2025. Angiolieri seconded. Motion carried.*

SUBDIVISION & LAND DEVELOPMENTS:

1. McGarragh Minor SD No. 2025-02-04, Final, Expires 5/26/2025: Butler County Planning Commission had no comment based on the review letter sent on February 20, 2025. Gateway Engineers had the following comments:

Subdivision and Land Development 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.

General Comments:

- 1) Include existing lot acreages and subdivided acreage in table on plans.
- 2) Label structures on Lot 1 as existing and provide dimensions to the ROW.

Schiebel motioned to recommend approving the request for modification to Chapter 14, Article IV, 14-103B.3.e requiring existing and proposed contours to be shown. Angiolieri seconded. Motion carried.

Angiolieri motioned to recommend approval contingent on all the comments from Gateway being met and receipt of DEPs approval letter. Wise seconded. Motion carried.

2. Duffy Highlands Phase IV No. 2025-02-02, Preliminary/Final, Expires 5/26/2025: Butler County Planning Commission had not sent a comment letter. Gateway Engineers had the following comments:

Subdivision and Land Development 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 the REC1 plan.
- 2) §14-403.C.3 Include a preliminary Erosion and Sedimentation Control Plan, pursuant to the Rules and Regulations of the PADEP and standards of this Chapter and the County Erosion and Sediment Control Handbook. Please provide copy of latest NPDES permit.
- 3) §14-404.C.4. Provide a final Post Construction Stormwater Management Plan. Please label PCSM BMP and provide details.
- 4) §14-604.E.1 All utility easements on the Water & Utility Plan shall be a minimum of 20' in width. Please revise to meet this standard.
- 5) §21-802.B. A stormwater management report shall be provided with all relevant information from this section.

General Comments:

- 1) Duplicate Horizontal Scale on sheet REC1.
- 2) All gas and water pipe diameters within the Phase IV boundary should be listed on the Water and Utility Plan.
- 3) Provide approval letters from BCCD, DEP, and any other reviewing agencies upon receipt.
- 4) Check Land Development submission on application.
- 5) We understand Phase 4 was previously used as a spoil location for construction of Phase 2-3. Do the existing contours represent current conditions? Please label cut/fill slopes.
- 6) Add ADA accessible ramps from the existing sidewalk across Muirfield Court.
- 7) Label material for proposed trail.
- 8) Identify proposed access to PCSM BMP.
- 9) Provide templates for fire trucks on one way cul-de-sac.
- 10) Add appropriate signage indicating intent for one way traffic around cul-de-sac.

- 11) What is proposed in the cul-de-sac island?
- 12) The existing fire hydrant located on C600 is difficult to see, please clean up linework.

Angiolieri motioned to recommend approval contingent on all the comments from Gateway being met. Schiebel seconded. Motion carried.

3. Great Living Major SD No. 2025-02-03, Preliminary/Final, Expires 5/26/2025: Butler County Planning Commission had not sent a comment letter. Gateway Engineers had the following comments:

Subdivision and Land Development Comments:

- 1) §14-403.B.3.c Show existing buildings, sanitary, storm sewers, water mains and other utility connections and man-made features within 200' of boundary line.
- 2) §14-403.B.3.g Show buildable area of each lot, with approximate dimensions, or building line, along all streets and easements.
- 3) §14-402.B.3.i Proposed curbs, sidewalks, street lighting, and street trees should be shown.
- 4) §14-402.B.3.j Approximate finished grades and slopes should be called out.
- 5) §14-402.B.3.l Provide labels of stormwater management facilities, storm sewer structures like manholes, inlets and cleanouts. Preliminary utility line sizes should be called out on utility plans.
- 6) §14-403.B.3.m Standard map symbols for Center Township should be utilized on the plans, Provided legend does not include all the structures, trees, lights, manholes, etc.
- 7) §14-403.B.3.o Shown known or suspected surface/subsurface mining areas on plans.
- 8) §14-404.C.2. Cross sections of proposed streets shall be provided.
- 9) §14-602.C. Lot 3 and Lot 5 shall abut a public or private street with minimum frontage of fifty feet (50'). (Flag Lots)
- 10) §14-603.A.TableA. Show compliance with minimum pavement required and minimum slopes required on the cul-de-sac.
- 11) Total site area and earth disturbance area should match everywhere on the application, plans and PCSM report.
- 12) Approval letters received from BCCD, DEP, and any other reviewing agencies should be provided upon receipt.

Zoning Comments:

- 1) §20-605.A Remove the accessory structure within the side setback for Lot 4 (existing dwelling). Adjust eastern lot line so that the accessory structure is compliant.
- 2) §20-605.B Provide minimum frontage of one hundred feet (100') for Lot 2 and Lot 6.

Stormwater Comments:

- 1) §21-701.B.3 Provide minimum 25 feet of horizontal separation distance between stormwater holding facility and the building.
- 2) §21-701.B.4 Provide 100-year water surface elevation to demonstrate conformance with requirements.
- 3) §21-701.B.6 Provide Seasonal high groundwater elevation to demonstrate conformance with requirements.
- 4) §21-701.B.23 Provide Infiltration test results and test pit locations.
- 5) §21-701.C.a. All conveyance facilities shall be designed for the 25-year storm event, not the 10-year.
- 6) §21-702.C.2. Rainfall values should be taken from the ordinance.
- 7) §21-701.C.4.i. Provide pipe sizing calculations.
- 8) §21-702.H.1.a Pre-development time of concentration should be determined using the NRCS lag equation.
- 9) The limits of disturbance on the plans are inconsistent with those in the hydrology calcs, and DEP spreadsheets and LD application.
- 10) PCSM Report is missing Appendices F, G, and H.
- 11) Provide copy of the existing approved perpetual Drainage and utility easement.

General Comments:

- 1) Proposed grading directs runoff towards home or offsite. Please revise grading or show how runoff will be collected/diverted.

Wise motioned to table the plan until Gateway Engineers are satisfied with the changes. Schiebel seconded. Motion carried.

OLD BUSINESS: None**NEW BUSINESS:**

1. Pflugh 3rd Accessory Structure Request: Michael Pflugh who resides at 468 Holyoke Rd would like to add a 30' x 40' garage on the west end of his property to house a motorhome.

Angiolieri motioned to approve the third accessory structure. Schiebel seconded. Motion carried.

MISCELLANEOUS:

1. Zoning Officer, Randy Brown, gave the board copies of proposed changes to Chapters 14 & 20 to review.

ADJOURNMENT:

Angiolieri motioned to adjourn at 7:52 PM. Wise seconded. Motion carried.

KAYLA R MOSEY
Secretary/Treasurer