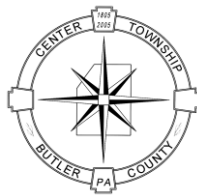


Board of Supervisors:
Philip Wulff, Chairman
Robert Sloan, Vice Chairman
Edward Latuska, Supervisor
Donald Pringle, Supervisor
Alan Smallwood, Supervisor



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
March 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 6:32 p.m. at the Unionville Volunteer Fire Company Firehall, 102 Mahood Road, Butler PA 16001.

ROLL CALL:

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

APPROVAL OF AGENDA:

Schiebel motioned approving the agenda for the March 26, 2025 meeting. Corlew seconded. Motion carried.

PUBLIC TO BE HEARD: None

MINUTES:

1. Regular Meeting – February 26, 2025: *Wise motioned to approve the minutes from February 26, 2025 with the following corrections “the time should be 6:33 not 6:3” and “David Heath was present not Josiah Hoefler”. Schiebel seconded. Motion carried.*

SUBDIVISION & LAND DEVELOPMENTS:

1. Kline Minor SD No. 2025-03-04, Preliminary/Final, Expires 06/26/2025: Butler County Planning Commission had the following comment on the review letter dated March 24, 2025:

“The Butler County Planning Commission notes that the Parcel Number (060-2F61-36B) and Owner (Moore, John T & Sharon L) have not been identified north of Lot 1.

Gateway Engineers had the following comments on the review letter dated March 25, 2025:

Subdivision and Land Development Comments

- 1) §14-403.3.c Existing sanitary and storm sewers, water mains, fire hydrants, gas lines, and any other existing utilities should be shown on the plan. Please update the plans to display such.

- 2) §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.
- 3) §14-403.B.3.g Please add dimensions to Lot parcels 1-3 on the plan.
- 4) §14-602.B.3.c Label the frontage line on Lot 1 to ensure that the line shown meets the 50' requirement for residential properties.
- 5) §14-602.E. Lot lines shall approximately be at right angles or radial to street lines. Please update the lot line between Lot 1 and Lot 2 to be radial to Holyoke Road.
- 6) §14-603.A.15. Minimum widths of streets and cartways shown on the plan shall be provided and in accordance with Table A.

General Comments

- 1) Please add zoning and parcel information to Lot 1 on the plan.
- 2) The property is abutting a residential district. Please revise M-2 parcel information and setback lines to reflect the residential district regulations.

Wise 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 Gateways review letter dated March 25, 2025 being met. Wise seconded. Motion carried.

2. 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.

Sheffler & Company, Inc. Technical Response: The Existing Conditions Plan (C100) has been revised to 50-scale to show a 200' boundary line from the property.

Gateway Response: This comment remains. Revised LD plans show only 200' boundary line. Show existing buildings, sanitary, storm sewers, water mains and other utility connections and man-made features within the boundary.

- 15) Approval letters received from BCCD, DEP, and any other reviewing agencies should be provided upon receipt.

Sheffler & Company, Inc. Technical Response: Acknowledged.

Gateway Response: This comment shall remain until approval confirmation has been received by the Township.

Stormwater Comments

3) §21-701.B.6 Provide Seasonal high groundwater elevation to demonstrate conformance with requirements.

Sheffler & Company, Inc. Technical Response: The subsurface conditions will be studied when infiltration testing is performed as weather permits.

Gateway Response: This comment shall remain until the infiltration testing report has been received by the Township.

4) §21-701.B.23 Provide Infiltration test results and test pit locations.

Sheffler & Company, Inc. Technical Response: Infiltration testing will be performed once the weather permits.

Gateway Response: This comment shall remain until the infiltration testing report has been received by the Township.

11) Provide copy of the existing approved perpetual Drainage and utility easement.

Sheffler & Company, Inc. Technical Response: Pending.

Gateway Response: This comment shall remain until the perpetual drainage and utility easement document has been received by the Township.

General Comments

1. Please add a note to the plan that the carport (accessory structure) must be removed prior to sale of the existing home to make the new lot compliant.

Angiolieri motioned to recommend approval contingent on all the comments from Gateways review letter dated March 26, 2025 being met. Wise seconded. Motion carried.

OLD BUSINESS: None

NEW BUSINESS: None

MISCELLANEOUS:

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

ADJOURNMENT:

Schiebel motioned to adjourn at 7:02 PM. Angiolieri seconded. Motion carried.