

CENTER TOWNSHIP
419 Sunset Drive
Butler, PA 16001
Phone: 724-282-7805
FAX: 724-282-6550

PLANNING COMMISSION
Regular Meeting Minutes
February 23, 2005

CALL TO ORDER: The regular meeting of the Center Township Planning Commission was called to order at 6:30 p.m. by Chairman Ken Frenchak. The meeting was held at the Township Building at 419 Sunset Drive, Butler, PA 16001.

ROLL CALL: Present, in addition to Frenchak were members John Keffalas, Bob Sloan, Jeff Olen, and Bob Paroli; Jeff Pierce representing Township Engineer Ron Olsen; and Township Secretary Martha Hufhand.

PUBLIC TO BE HEARD: None.

MINUTES: Sloan made a motion to approve the minutes of the Regular Meeting held January 26, 2005. Paroli seconded. Motion carried unanimously.

SUBDIVISIONS & LAND DEVELOPMENTS:

Baxter/Oesterling Minor Subdivision #05-02-02, Jamisonville Road, Final Approval: Jay Baxter presenting. Olen made a motion to recommend granting final approval based on the following items from Olsen & Assoc. letter of Feb. 17 being addressed:

- (1) Note on application related to water and sewage disposal says “mobile home park.”...this is a Penna. DEP permitted system on the adjacent parcel which raises two issues: does this extension warrant an Act 537 plan revision and any degradation of the adjacent mobile home park systems will impact service to new Lot #1;
- (2) Section 402B (Sketch Plan) requires that natural features including topographic contours be identified and drawn to scale;
- (3) If the proposed water and sanitary sewerage easements are to accommodate what are considered to be public utilities, then preliminary approval should precede final approval (Section 403G), otherwise Section 404 applies;
- (4) Section 404B4.c requires the width of pavement to be shown on the existing street (Jamisonville Rd.) At the point of intersection with the access drive on Lot #1. Sight distance should be verified; (5) Section 404C2 requires the location and size of utility lines. These lines originate at the intersection of the Lot #1 western boundary line and the identified waterline and sanitary sewer easements shown on the plan. Also especially on the condition of a copy of the easement for the driveway and sewage being recorded and referenced on the

mylar and if and when a driveway is put in it must meet township requirements.

A copy of the aforementioned documents to be delivered to the Planning Commission or Board of Supervisors, with any easements shown on the plan.

Keffalas seconded. Motion carried unanimously.

Olen made a motion to authorize the Chairman to sign the Sewage Facilities Planning Module for the Baxter/Oesterling Subdivision. Sloan seconded. Motion carried unanimously.

REZONING: A request to rezone approximately 140 acres, Map & Parcels S7 B, 2F104 13E, 13F and 23DAA of property on Duffy and Mercer Roads was received and discussed. Applicants include George & Eva Aubrey, Phil Heist, Mark Thomas, & Julie Wick. The commissioners requested that the developer provide a conceptual plan of what is proposed to be developed on this property prior to the public hearing. Olen made a motion to schedule a public hearing for this request at 6:30 p.m., April 6. Keffalas seconded. Motion carried unanimously.

ADJOURNMENT: Keffalas made a motion to adjourn at 8 p.m. Olen seconded. Motion carried unanimously.

MARTHA A. HUFHAND
Township Secretary