

CENTER TOWNSHIP
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PLANNING COMMISSION
Regular Meeting Minutes
September 28, 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 and Bob Sloan: and Township Engineer Ron Olsen. Bob Paroli arrived at 7:10. Jeff Olen was absent.

PUBLIC TO BE HEARD:

1. Matthew Marshall, attorney for the Atkins group, advised that a request to rezone the five parcels on Mercer and Duffy Roads previously dealt with by the Township will be submitted next week. He was questioned as to who has the authorization to act for these property owners. Marshall indicated he would be working with the Township Solicitor regarding how to deal with that issue.
2. Joseph Pelusi, Sunset Drive, requested conditional use be added for cell towers on his property. He was advised that the Planning Commission could not act on his request until it is received in writing.

MINUTES: Sloan made a motion to accept the August 24, 2005, minutes of the Regular Meeting. Keffalas seconded. Motion carried unanimously.

SUBDIVISIONS & LAND DEVELOPMENTS:

1. Kuzora, Albert, 1640 N. Main St. Ext., LLR #05-08-10: Wm. McGarvey presenting. Following review of the plan and on the recommendation of the Township Engineer, Sloan made a motion to recommend granting final approval contingent upon the acreage discrepancies being corrected. Keffalas seconded. Motion carried unanimously.
2. Chilcott, Donald, 1615 N. Main St. Land Development #05-07-09 and Conditional Use #05-09-11: Bob Schwartz of Deemerr & Assoc, presenting: Sloan made a motion not to have a conditional use public hearing and defer to the Supervisors for their meeting. Keffalas seconded. Motion carried unanimously. On the recommendation of the Township Engineer, Frenchak made a motion to recommend preliminary and final approval of this plan as presented contingent upon the impact fees statement being placed on the mylar. Paroli seconded. Motion carried unanimously.

OLD BUSINESS:

1. **As Builts:** In line with the request of the Supervisors to establish a committee to study the feasibility of asbuilt inspections and make recommendations for a course of action, the Chairman announced that Jeff Olen and John Keffalas have volunteered to be members of the committee.

2. **Road Adoptions:** Sloan noted that another item the commissioners need to review is when a road should be adopted. There was a short discussion, and it was suggested that it might be helpful to check out how other townships address this topic.

ADJOURNMENT: Sloan made a motion to adjourn at 8:05 p.m. Frenchak seconded. Motion carried unanimously.

MARTHA A. HUFHAND
Township Secretary