

CENTER TOWNSHIP
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PLANNING COMMISSION
Regular Meeting Minutes
December 21, 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: Jeff Olen, Bob Paroli, and Bob Sloan; and Township Engineer Ron Olsen. John Keffalas was present on the phone until the completion of the votes on rezoning.

PUBLIC TO BE HEARD:

Joseph Pelusi of 1087 Sunset Drive said that he has spoken with the cell tower people who were interested in putting a cell tower on his property and been advised that they are no longer interested in doing that. He indicated that he is still interested in continuing with his request to rezone the property from C-2 to M-1.

Dean Schweinsberg said that he is opposed to the change in zoning. He said that it would a problem for the life flight helicopter if a tower were located in that area.

John McCandless of 114 Muddy Creek Dr. said that he is interested in putting a tower on his R-1A zone property. The Chairman advised him that he must submit a request to the township before this interest can be acted upon.

Melvin Tuck of 103 Mahood Road agreed with Schweinsberg's comment. He said there is no light industrial in this area.

Debbie Oesterling of 1100 Sunset Dr. said that she is opposed to the change.

REZONING REQUESTS:

1. Joseph Pelusi - Request to rezone from C-2 to M-1: Olen made a motion to deny the rezoning request of Pelusi. Paroli seconded. By individual voice vote, Frenchak, Olen, Paroli, Sloan, and Keffalas (by phone) voted to deny the Pelusi request. Motion carried unanimously.

2. Diehl/Heist - Request to rezone two properties from R-1A to R-2: Olen made a motion to deny the request for the Diehl/Heist parcels after considering the following points:

- a. There is a definite problem of spot zoning because two noncontiguous parcels are requested to be rezoned to a zone different from all surrounding parcels.
- b. It appears that the primary reason for the request is for the economic benefit of the applicants and that cannot be a consideration in any rezoning request.

- c. The applicants have not provided any documentation that the parcels are not usable for any uses allowed under the current zoning.
- d. The rezoning is counter to the general objectives of Section 20-303(c) of the zoning ordinance.
- e. Despite the applicants assertions, no documentation has been provided that there is a current demand for dwelling units allowed in the R-2 Zone.

By individual voice vote, Keffalas (by phone), Olen, Paroli, and Sloan voted to deny the Diehl/Heist request. Frenchak abstained because he provided a service to the Atkins Group when they managed the golf course. Motion carried.

SUBDIVISIONS & LAND DEVELOPMENTS: None.

CONDITIONAL USE: Joseph Bandura - Insurance Business 1723 N. Main St. Ext. Sloan made a motion to recommend approval following the conditions set forth in Section 20-14-08, A-12 of the Zoning Ordinance for an insurance office at 1723 N. Main St. where Cleverlube was previously located. Other than a ramp to meet handicapped access requirements, no exterior changes are planned. Paroli seconded. Motion carried unanimously.

REZONING REQUEST: Heist/Thomas/Aubrey/Wick - R1A to R-2: George Aubrey made a short presentation concerning this request. His intention is to build single family and multi-family homes. Olen requested a copy of the drawings Aubrey used at the meeting. The members scheduled a public hearing for 6:30 p.m., February 1, 2006. The Chairman requested notarized signatures from all of the people involved in this request to rezone giving the name of who is representing and speaking for them.

MINUTES: Sloan made a motion to approve the minutes of the November 16, 2005, Regular Meeting; the December 5, 2005 Heist/Diehl Public Hearing; and the December 8, 2005, Pelusi Public Hearing; contingent on correcting the spelling of the Chairman's name in the 4th paragraph on Page 2 of the Pelusi Public Hearing minutes. Frenchak seconded. Motion carried unanimously.

ADJOURNMENT: Paroli made a motion to adjourn at 7:27 p.m. Olen seconded. Motion carried unanimously.

MARTHA A. HUFHAND
Township Secretary