

CENTER TOWNSHIP
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PLANNING COMMISSION
Regular Meeting Minutes
March 22, 2006

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; Township Engineer Ron Olsen; and Township Secretary Martha Hufhand.

PUBLIC TO BE HEARD: Richard Hein, 111 Peters Lane cautioned the board on the fact that the supervisors had not approved the Diehl/Heist request to rezone and since the Heist property is included in the current Aubrey request to rezone no action can be taken for one year.

MINUTES: *Olen made a motion to approve the minutes of the Regular Meeting held February 22, 2006, with the addition of the following statement: After a discussion of the various ways to proceed with the matter of landowners wanting to place cell towers on parcels that are not in the required zoned districts, the members of the Planning Commission, at the February 22nd meeting, unanimously decided to take future requests for cell towers on a case-by-case basis. Keffalas seconded. Sloan abstained because he was not present at the 22rd meeting. Motion carried.*

SUBDIVISIONS & LAND DEVELOPMENT:

1. Kuzora, Albert, Land Development, 06-01-01, 1640 N. Main St., Final Approval: Since a representative was not present, *Paroli made a motion to table action on the Kuzora Land Development. Olen seconded. Motion carried unanimously.*
2. Johnston, Ellsworth, Palmer Road, Land Development #06-02-03, Preliminary Approval: *Olen made a motion to recommend granting preliminary and final approval contingent upon the appropriate traffic impact fee language being on the plan, and the plan corrected to show the site location on Palmer Road. Sloan seconded. Motion carried unanimously.*
3. William Holbein, 130 Holbein Lane, Minor Subdivision #06-03-04, Final Approval: Ron Bole, Engineer, presented. *Sloan made a motion to recommend granting final approval. Olen seconded. Motion carried unanimously.*

CONDITIONAL USE:

1. Donald Chilcott (Verizon Wireless), 1615 n. Main St. Ext., Communications antenna on existing pole, Conditional Use #06-02-02: Owner Chilcott and Joe Cortez of Verizon Wireless presenting. ***Sloan made a motion for the Planning Commission not to hold a public hearing. Keffalas seconded. Motion carried unanimously. Sloan made a motion to recommend approval of the request for conditional use as presented to be co-located on an Allegheny Power tower. Paroli seconded. Motion carried unanimously.***

2. Dr. Kevin and Nancy Weser, 1318 N. Main St. Ext., Conditional Use #06-02-05 for Dental Office/Beauty Salon, (Property of Wilda Daum): Dr. & Mrs. Weser presenting. After discussion of the two businesses in one building, the members advised the Wesers to meet with the Building Code Official to discuss if their plans are feasible. If they are, ***Olen made a motion to schedule a public hearing for the conditional use request for 6 p.m., the 19th of April 2006. Paroli seconded. Motion carried unanimously.***

PREAPPLICATION: Stoughton Acres Golf Course, Rick and Sally Hangliter, Build two 2-story buildings on golf course: A representative was not present. ***Paroli made a motion not to take action on this application. Olen seconded. Motion carried unanimously.***

MISCELLANEOUS: Aubrey Rezoning request referred by Board of Supervisors re Code (Report due to Board within 30 days.): ***Olen made a motion to recommend against approving this request. He said the PC has been consistent against this change of zoning. An offer as a compromise to go to R-1 was rejected by the developer. That states clearly the request for rezoning is for economic benefit of the developer. Paroli seconded. Motion carried unanimously.*** Sloan said he agreed with all stated by Olen but took exception that this is being done for the economic benefit for the developer. Paroli agreed.

ADJOURNMENT: ***Olen made a motion to adjourn at 8:17 p.m. Paroli seconded. Motion carried unanimously.***

MARTHA A. HUFHAND
Township Secretary