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Olsen & Associates, Engineer
Stephanie Sellers, Secretary
Anthony Amendolea, Treasurer
Mark Lauer, Public Works Director
Richard Round, BCO/Zoning Official

PLANNING COMMISSION
Regular Meeting Minutes
July 26, 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 Stephanie Sellers.

PUBLIC TO BE HEARD

MINUTES: Sloan made a motion to approve the minutes of the Regular Meeting held June 28, 2006. Keffalas seconded. Motion carried unanimously.

OLD BUSINESS: Nebel Land Development, 06-06-10, 261 Sunset Drive, Final Approval: Bill McGarvey, Engineer, presented. Olen made a motion to grant final approval of the Land Development. Sloan seconded. Keffalas made a motion contingent upon The Sewer Authority releasing tap in. Paroli seconded. Motion carried unanimously.

SUBDIVISIONS & LAND DEVELOPMENTS:

1. Albert Stultz, Minor Subdivision, 06-07-12, 5252 Brown Road, Final Approval. Jim Day presented. Paroli made a motion to approve upon letter of approval from the DEP, that the minimum lot size is corrected on the plan to *1 acre*, adding a sump pump detail drawing on the plan, the vicinity map increased in size on the plan, and a traffic impact fee statement added. Olen seconded. Motion carried. Keffalas made a motion to authorize the Chairman of the Planning Commission to sign a sewage module. Olen seconded. Motion carried unanimously.

2. Jeff Hogg, 2286 and 2282 William Flynn, Lot Line Revision, 06-07-13, Final Approval: Cheryl Hughes from Land Surveyors presented. Sloan made a motion to accept the minor subdivision, contingent upon labeling the lot as Lot # "2" instead of the 19.54 acres, and granting a waiver for 125ft flag lot. Olen seconded. Motion carried unanimously.
3. Donald Fleming, Pine Tract Road, 06-07-14, Final Approval: Cheryl Hughes presented. Frenchak made a motion to approve. Keffalas seconded. Motion carried unanimously.
4. William Mauthe, 404 Jamisonville Road, 06-07-15, Lot Line Revision: Jeff Winchester presented. Olen made a motion to approve and grant a waiver for the requirement for 125ft frontage, contingent upon labeling the property as the Winchester property on the plan. Also, adding the wording on the plan reading "*combined and conveyed*" to the property owner. Paroli seconded. Motion carried unanimously.

CONDITIONAL USE:

1. Nebel, 261 Sunset Drive, 06-07-16: Keffalas made a motion to recommend approval, Frenchak seconded. Motion carried unanimously.

PREAPPLICATION:

MISCELLANEOUS: Jhony Perez of 115 Covington Drive, along with John Klinehamer, David, and Elaine George, all of Covington Drive inquired about removal of retention pond at Perez's property and questions of maintaining ponds at other owners property. It was recommended by the Planning Commission that they contact Cheryl Hughes of Land Surveyors, Inc. to research the original storm water calculations. Olen made a motion for Rich Round to inspect 105 and 103 Covington for any violations or nuisances and submit a report to the Planning Commission. Keffalas seconded. Motion carried unanimously.

ADJOURNMENT: Motion to adjourn at 8:30 p.m. made by Frenchak. Keffalas seconded. Motion carried unanimously.

Stephanie Sellers
Township Secretary