

<p>Board of Supervisors: Ronald Flatt, Chairman Andrew Erie, Vice Chairman Brian Hortert, Supervisor Edward Latuska, Supervisor Thomas Schiebel, Supervisor</p>		<p>Michael Gallagher, Solicitor Olsen & Associates, Engineer Stephanie Sellers, Secretary Anthony Amendolea, Treasurer Mark Lauer, Public Works Director Richard Round, BCO/Zoning Officer</p>
--	---	---

PLANNING COMMISSION
 Regular Meeting Minutes
 October 25, 2006
 6:30 p.m.

CALL TO ORDER: The Planning Commission meeting was called to order at 6:40 p.m. by Chairman Ken Frenchak at the Center Township Municipal Building at 419 Sunset Drive, Butler, Pennsylvania.

ROLL CALL: Present were Chairman Ken Frenchak; Vice Chairman Bob Sloan; Members Bob Paroli, John Keffalas and Jeff Olen; Engineer Ron Olsen and Township Secretary Stephanie Sellers.

PUBLIC TO BE HEARD: Joe Bandura addressed the members about a change in his plans for his new insurance business. He was advised that he should come back to PC with a Land Development plan and speak with BASA.

MINUTES: A motion by Sloan to approve the September 27, 2006 PC Meeting was seconded by Paroli. The motion carried unanimously.

OLD BUSINESS: Bob Sloan made a motion to recommend that the Board of Supervisors allow burning of leaves in the fall. His motion is based on research of Act 101, Section 902, first paragraph. Adding, that they allow a period of burning in the township next fall from October 15th thru November 15th. Also, the month of April in the spring while keeping in line with current burning ordinance of no Sunday burning and fires being extinguished by 6:00 p.m. Chairman Frenchak seconded the motion. All were in favor.

NEW BUSINESS: Chairman Frenchak postponed the discussion of the change in current Cell Tower Ordinances until next month's meeting for more time to review the new document.

SUBDIVISIONS AND LAND DEVELOPMENTS: Rusty Holt represented for himself in requesting a Lot Line Revision. Member Bob Paroli made a motion to grant final approval to the 06-10-20, Holt LLR of 240 South Benbrook Road contingent upon the following changes made from his surveyor:

1. The property line bearing and distance text along Benbrook Road be more legible.
2. The new revised lot needs to be designated either Parcel A or become Lot 1.
3. The front property line to read 8.5 feet dedicated to Center Township.

John Keffalas seconded the motion. All were in favor.

John Aubrey asked the Members for a Public Hearing to rezone his property in Center Township that borders the Butler Township line. Chairman Ken Frenchak made a motion that the Planning Commission does not have a public hearing and that the only public hearing be held by the Board of Supervisors. John Keffalas seconded the motion. All were in favor.

Bob Sloan made a motion that re-zoning of Aubrey's property from R1-A to R-2 be granted by the Board of Supervisors. Chairman Ken Frenchak seconded the motion. Frenchak and Sloan were in favor of the motion. Member Bob Paroli was against re-zoning the property, because he feels that it would be "spot zoning", and that there is not any documentation stating that the property cannot be used for development under the current zoning. Member Jeff Olen holds the same opinion. Member John Keffalas is also against the re-zoning because he feels the current infrastructure is not mature enough to accommodate that amount of growth. He also believes that re-zoning the Aubrey property would be spot zoning.

MISCELLANEOUS: Jeff Olen expressed concern regarding certain ordinance changes that would affect the ability of the Planning Commission to hold meetings and gather information on issues such as rezoning and conditional uses. By way of conversation with counsel for the Department of Community and Economic Development, he was informed that a governing body (The Supervisors) couldn't prevent the Planning Commissions from holding public meetings in addition to their regularly scheduled meetings. This provides further opportunity to gather information and provide the public with a chance to speak, which is one of the PC's responsibilities. In addition, Jeff does not believe, and nothing has been presented to the planning Commission thus far, indicating that the PC is abusing their current ability to hold public meetings on the range of issues affecting Township residents.

ADJOURNMENT: at 8:05 p.m., Chairman Ken Frenchak made a motion to adjourn. Member John Keffalas seconded the motion. Motion carried unanimously.

STEPHANIE SELLERS
Township Secretary