

Board of Supervisors:
Ronald Flatt, Chairman
Andrew Erie, Vice Chairman
Brian Hortert, Supervisor
Edward Latuska, Supervisor
Thomas Schiebel, Supervisor



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

Planning Commission
Regular Meeting
December 20, 2006
6:30 p.m.

CALL TO ORDER: The Center Township Planning Commission was called to order at 6:30 p.m. by Chairman Ken Frenchak at the Center Township Municipal Building, 419 Sunset Drive, Butler, Pennsylvania.

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

PUBLIC TO BE HEARD: Dale Blain of West Sunbury Road asked the Planning Commission Members their opinion of a possible rezoning of his property on La Ray Drive. The members recommended he fill out an application to be submitted to the Board of Supervisors.

MINUTES: Bob Sloan made a motion to approve the November 15, 2006 minutes as written. Olen seconded the motion. All were in favor

Member Bob Paroli made a motion to approve the Special Meeting minutes from November 29, 2006 with the correcting of the "call to order time" to 6:35 p.m. instead of 7:35 p.m. Vice Chairman Bob Sloan seconded the motion. Motion carried unanimously.

OLD BUSINESS: Ron Olson stated that BASA is suggesting that a higher number of growth in population be shown in the Southwestern part of the Township in the DEP Special Study Plan that he is preparing. Also, they would like to see that there is mention of a plan in place for mobile home parks needing sewage treatment facilities when the growth occurs.

NEW BUSINESS: No topics were discussed under new business.

SUBDIVISIONS & LAND DEVELOPMENTS: Bill Moser presented to the members a plan for a small classroom addition at the New Testament Baptist Church.

Member Jeff Olen made a motion requiring the following additions to be drawn on the plan:

1. Shed is to be labeled: *existing, non conforming*. 2. Impact fee statement. 3. Show utilities on the plan. 4. Update the signature box on the plan. Vice Chairman Bob Sloan seconded the motion. Motion carried unanimously.

Chairman Ken Frenchak made a motion recommending to accept the modification letter for points numbered 2 and 6 as per the Township Engineer's review letter of the plan. Member Bob Paroli seconded the motion. Motion carried unanimously.

Vice Chairman Bob Sloan made a motion to recommend preliminary approval of the New Testament Baptist Church, 437 North Duffy Road, Land Development, 06-12-22, contingent upon meeting the 13 points discussed. Nine points as per Ron Olsen's review letter, attached, including points numbered 2 and 6 of modification. Member John Keffalas seconded the motion. The motion carried unanimously.

Ron Cowen from Land Surveyors presented a LLR to the members on behalf of Dr. Ronald Cypher. Olen made a motion to recommend preliminary and final approval of the Cypher LLR of 100 Cherokee drive, 06-12-23, contingent upon meeting the requirements as per the Township Engineer's letter, attached, addressing all points except for number 3, and requiring his property to be labeled as "Lot 1A". Paroli seconded the motion. Motion carried unanimously.

Lastly, Bill McGarvey, Engineer, presented the James Hartle reverse LLR, 06-12-24, located at 568 Oneida Valley Road for preliminary and final approval. Chairman Ken Frenchak made a motion to grant preliminary and final approval contingent upon the following changes being made:

1. Label existing house as an *existing non conforming use* and "structure" relating to front building line.
2. Show existing public water line along the northern edge of SR 0038.
3. Label approximate location of existing septic system.
4. Label *dashed* lines that run parallel to the eastern boundary line as "driveway."
5. Add zoning district to plan.

Jeff Olen seconded the motion. The motion carried unanimously.

MISCELLANEOUS: Vice Chairman Bob Sloan asked the other members if anyone would like to attend "Planning Commission Duties" seminar with him.

ADJOURNMENT: Chairman Ken Frenchak made a motion to adjourn the meeting at 8:10 p.m. Member Jeff Olen seconded the motion. All were in favor.

Stephanie Sellers
Township Secretary