

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 Official

PLANNING COMMISSION MEETING  
Reorganization/Regular  
January 24, 2007  
6:30 p.m.

**CALL TO ORDER:** The reorganization/regular meeting was called to order at 6:35 p.m. by Chairman Ken Frenchak, at the Center Township Municipal building at 419 Sunset Drive, Butler, Penna.

**ROLL CALL:** In addition to Frenchak, Members present were Jeff Olen, John Keffalas. Bob Paroli. Bob Sloan was absent. Township Secretary, Stephanie Sellers and Township Engineer, Ron Olsen were also present.

**REORGANIZATION:**

**APPOINTMENTS:**

Ken Frenchak made a motion to maintain positions as 2006. Motion died. ***Bob Paroli made a motion to nominate Jeff Olen as Chairman of the Planning Commission. John Keffalas seconded the motion. Motion carried unanimously.***

***Jeff Olen made a motion to nominate John Keffalas as Vice Chairman of the Planning Commission. Bob Paroli seconded the motion. The motion carried unanimously.***

***Ken Frenchak made a motion to nominate Bob Paroli as Secretary of the Planning Commission. Keffalas seconded the motion. The motion carried unanimously.***

**ESTABLISHING MEETING DATES, TIMES AND LOCATIONS:**

***Frenchak made a motion to except the Meeting dates and times as presented with the correction of November and December's dates by scheduling them the weeks prior, due to the holidays. Paroli seconded the motion. Motion carried unanimously.***

**REGULAR MEETING**

***MINUTES: Vice Chairman John Keffalas made a motion to accept the December minutes as written. Member Bob Paroli seconded the motion. All were in favor. Motion carried.***

**PUBLIC TO BE HEARD:** Phillip Julian from New Castle spoke to the members about building a horse stable at Roads End Lane. *Frenchak made a motion that a land development is required. Keffalas seconded the motion. However, after discussion, Frenchak rescinded the motion and made a new motion to seek the opinion of the Township Solicitor as to whether or not it would be considered a land development. Keffalas seconded the motion. The motion carried unanimously.*

**OLD BUSINESS:**

*Bob Paroli made a motion to accept the newest drafted lodging ordinance as presented and submit to the B.O.S. for their review and to enact upon at their next meeting. Frenchak seconded the motion. The motion carried unanimously.*

**SUBDIVISIONS & LAND DEVELOPMENTS:**

*Frenchak made a motion to grant preliminary and final approval of the Edinboro plan at 151 Brandon Road for minor subdivision, 07-01-01, with 2 contingencies.*

1. Change the wording of the residual tract to *lot # 2*
2. Shed to be removed.

*Paroli seconded the motion. The motion carried unanimously.*

Secondly, *Frenchak made a motion to approve the Fleeger/345 Jamisonville Road, Minor Subdivision, 07-01-02, contingent upon corrections as per Ron Olsen's review letter and comments from Bob Sloan's written comments.*

1. Parcel have two front yards labeled on the plan..
2. Owner of residual tract appear on the plan.
3. Residual tract should be labeled as lot # 2.

*John Keffalas seconded the motion. The motion carried unanimously.*

Bill McGarvey presented plan # 07-01-04 for Paraska Land Development at 325 Sunset Drive. *Frenchak made a motion to grant a modification of a traffic lane from 24ft to 20 ft. Bob Paroli seconded the motion. The motion carried unanimously. Also, Keffalas made a motion to grant preliminary approval as per Olsen's review letter (see attached). Frenchak seconded the motion. The motion carried unanimously.*

And lastly, Bret Ligo of Ligo Architects presented plan number 07-01-03 for property at 904 Sunset Drive. *Frenchak made a motion to grant preliminary approval contingent upon corrections addressed in Bob Sloan's comment letter, points A thru F, as well as all 8 points in Olsen's review letter. (See attached.) Bob Paroli seconded the motion. All were in favor. Motion carried.*

**REZONING REQUEST:**

Dale Blain requested his property along La Ray Drive be re-zoned from R-1 to R-2. His property across the street is already zoned R-2 and would like a continuation of the zoning. ***Bob Paroli made a motion to grant re-zoning the property to R-2. Ken Frenchak seconded the motion. All were in favor. The motion carried unanimously.***

**MISCELLANEOUS:**

Chairman of the Board of Supervisors, Ron Flatt presented a draft of an ordinance to better define Professional and Medical Offices in the C-1 district. ***Paroli made a motion to accept the draft as presented. Ken Frenchak seconded the motion. The motion carried unanimously.***

***ADJOURNMENT: Chairman, Jeff Olen made a motion to adjourn the meeting at 9:15 p.m. Bob Paroli seconded the motion. The motion carried unanimously.***

Stephanie Sellers  
Township Secretary