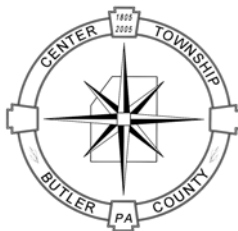


Board of Supervisors:
Ronald Flatt, Chairman
Andrew Erie, Vice Chairman
Brian Hortert, Supervisor
Edward Latuska, Supervisor
Thomas Schiebel, Supervisor



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

PLANNING COMMISSION

Regular Meeting

May 23, 2007

6:30 p.m.

CALL TO ORDER: The Planning Commission Regular Meeting was called to order at 6:40 p.m. by Chairman Jeff Olen at the Center Township Municipal Building, 419 Sunset Drive, Butler, Penna.

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

PUBLIC TO BE HEARD: There was no public comment.

MINUTES: *Member Frenchak made a motion to approve the April 25, 2007 minutes with the correction of the last Paragraph under Miscellaneous to read, "Supervisors and Planning Members begin joint discussion for updating and providing feedback on the Comprehensive Plan."*

OLD BUSINESS: There was no old business

NEW BUSINESS: There was no new business

SUBDIVISIONS & LAND DEVELOPMENTS:

Chairman Olen made a motion to grant final approval of the Stoughton Land Developemen #07-01-03, contingent upon the following changes:

FINAL PLAT REQUIREMENTS:

1. Blown up version of the clear site triangle for driveway. (14 - 404 B.4.c)
2. 14-404 B.4.d
3. 14-404.C.2
4. 14-404.C.5 (show lighting on building structure)

5. 14-404.C.9

6. Please clearly indicate on the plan that it is a “one story structure”.

7. Building should be labeled on the plan, “1, 2, 3, or A ,B ,C “. (Also indicate number of lodging units for the entire structure)

And also, these stipulations as set forth in Rich Round’s letter:

1. Lodges are for use only by persons involved in activities occurring on the golf course Map & Parcel # 2F106 12 known as Stoughton Acres. These lodges cannot be used for individuals participating in events other than those held on the golf club property.

2. Using the lodges for any hotel/motel type activities serving occupants primarily involved in off property activities is prohibited.

3. No sub-division can occur now or in the future that will separate the lodges from the golf course business of map & parcel # 2F106 12, unless approved by Center Township.

Any violation of these stipulations will be considered a violation of the Center Township Zoning Ordinance and may be cause for revocation of occupancy approval and/or initiate enforcement as stated in the Zoning Ordinance.

Seconded by Paroli. The motion carried unanimously.

Member Frenchak made a motion to authorize the Chairman of the Planning Commission to sign Component 4A on the Sewage Module for submittal to the DEP. Keffalas seconded the motion. The motion carried unanimously.

MISCELLANEOUS: Member Frenchak wanted to take special notice of the passing of past member Cecil Kornrump on May 19, 2007. He will be missed.

ADJOURNMENT: Frenchak made a motion to adjourn the meeting at 7:30 p.m. Paroli seconded the motion. The motion carried unanimously.

Stephanie Sellers
Township Secretary