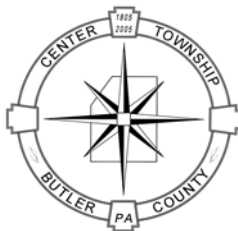


Board of Supervisors:  
Ronald Flatt, Chairman  
Andrew Erie, Vice Chairman  
Brian Hortert, Supervisor  
Edward Latuska, Supervisor  
Thomas Schiebel, Supervisor



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 Minutes  
August 22, 2007  
6:30 p.m.

**CALL TO ORDER:** Chairman Jeff Olen called the Planning Commission Meeting to order at 6:30 p.m. at the Center Township Municipal Building, 419 Sunset Drive, Butler, PA 16001.

**ROLL CALL:** Present in addition to Olen were; Vice Chairman Keffalas; Members Bob Sloan, Ken Frenchak arrived at 7:15 p.m.; Township Engineer, Ron Olsen; and Township Secretary, Stephanie Sellers; Bob Paroli was absent.

**PUBLIC TO BE HEARD:** There was no public comment.

**MINUTES:** *Member Sloan made a motion to approve the July 25, 2007 minutes. Vice Chairman Keffalas seconded the motion. The motion carried unanimously. 3 to 0.*

**OLD BUSINESS:** There was no old business for discussion.

### NEW BUSINESS:

1. Jim Auld, representing SBA Network Services, Inc. presented to the Planning Commission a request for conditional use for a cell tower at 114 Muddy Creek Drive, application #07-07-11. *Member Sloan made a motion to favor the request for conditional use. Vice Chairman Keffalas seconded the motion. The motion carried unanimously. 3 to 0.*

2. Hillorie Morrison, Senior Land Use Consultant of Network Building & Consulting presented to the Members, conditional use application # 07-08-12. *Vice Chairman Keffalas made a motion to recommend approval contingent on the distance between property lines clarified, a letter from the fire department with the Chiefs opinion on safety for life flight landing, and submitting a subdivision application. Chairman Olen seconded the motion. The motion carried 2 to 1 with Sloan voting against and Frenchak abstaining.*

3. *Member Frenchak made a motion to table permission for the accessory structure for 370 Red Dog Road until next month's meeting due to lack of representation. Keffalas seconded the motion. The motion carried unanimously. 4-0*

**SUBDIVISIONS & LAND DEVELOPMENTS:**

1. Jim Auld presented to the Planning Commission Members a minor subdivision, # 07-08-14 for SBA Cell Towers at 114 Muddy Creek Drive. *Member Sloan made a motion to grant preliminary approval contingent upon points 6,7,8,9,10, and 11 from Olsen's review letter, and the modification of the existing property lines on the drawing. Member Frenchak seconded the motion. The motion carried unanimously. 4 to 0. Also, Frenchak made a motion to authorize the Chairman of the Planning Commission to sign the non building waiver from act 537 of the sewage module. Member Keffalas seconded the motion. The motion carried unanimously. 4 to 0.*

3. Michael Len of HRG presented to the Planning Commission a Land Development for preliminary approval of Community Alliance, 800 Mercer Rd., #07-08-15. *Member Frenchak made a motion to grant preliminary approval contingent on the 21 points in Olsen's review letter addressed. Also, if public sewage becomes available in the future, they agree to tap in, and that if any neighbors voice complaints of traffic lights becoming a nuisance, screening would be available. Keffalas seconded the motion. The motion carried unanimously. 4 to 0*

4. *Chairman Olen made a motion to grant final approval of the Berg LLR , 145 Purvis Road, #07-08-13, contingent upon adding the sump detail to the plan, and labeling lots "1 and 2" separate from the other language on the plan. Member Sloan seconded the motion. The motion carried unanimously. 4 to 0.*

**MISCELLANEOUS:** There was no miscellaneous discussion.

**ADJOURNMENT:** *Frenchak made a motion to adjourn the meeting at 9:00 p.m. Keffalas seconded the motion. The motion carried unanimously. 4 to 0*

Stephanie Sellers  
Township Secretary