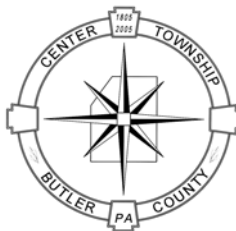


Board of Supervisors:
Ronald Flatt, Chairman
Andrew Erie, Vice Chairman
Brian Hortert, Supervisor
Edward Latuska, Supervisor
Thomas Schiebel, Supervisor



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
September 26, 2007
6:30 p.m.

CALL TO ORDER: The Planning Commission meeting was called to order by Chairman Olen at 6:35 P.M. at the Center Township Municipal Building, 419 Sunset Drive, Butler, Penna.

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

PUBLIC TO BE HEARD:

1. Barb Webb presented to the Planning Commission, a Survey of property at West Sunbury Road that she is thinking of subdividing and wanted an opinion of options for the process. The members advised her to have her Engineer formally submit the application and proceed.
2. Charles Pedley of North Duffy Road introduced himself as a neighbor and supporter of the proposed Land Development adjacent to his property. He said he is excited about the proposal and other neighbors support "The Woods at Duffy" as well.

MINUTES: *Member Frenchak made a motion to approve the August 22, 2007 Planning Commission Minutes. Sloan seconded the motion. The motion carried unanimously.*

OLD BUSINESS: There was no old business for discussion.

NEW BUSINESS: There was no old business for discussion.

SUBDIVISIONS & LAND DEVELOPMENTS:

1. Michael Len and Jon Snyder of HRG along with Jim Sampey presented to the Planning Commission a Land Development for final Approval. *Member Sloan made a motion to grant final approval of plan # 07-08-15, for Community Alliance Church, contingent upon the sewage facility planning module completed and signed, the labeling of the stream in the rear of the property, the impact fee statement completed and shown on the drawing, the construction cost estimate prior to the bonding, and the Church's agreement to provide screening, if requested by the Township, in the event of a neighbor complaint, to be shown on the plan. Frenchak seconded the motion. The motion carried unanimously.*

Member Frenchak made a motion to authorize the Chairman of the Planning Commission to sign

the Planning Module upon receipt. Paroli seconded the motion. The motion carried unanimously.

2. DeWayne Croll of Roads End Lane submitted a pre-application for Subdivision at 109 Roads End Lane. After review, the Planning Commission recommended he contact a surveyor and formally submit a minor subdivision application.

3. Brad Cavaliero, Dennis Walters, and Scott Hazlett, all of Maple Drive, submitted a pre-application for a Land Development at the Hull Plan's Lake Association property. The Planning Commission reviewed the request and recommended a formal application for a Land Development be submitted to Center Township.

4. Jeff Karron and Mike Hofe of Network Building & Consulting and Cellular One, presented to the Planning Commission a Minor Subdivision, application # 07-09-16 for Liberty Towers at 1309 Sunset Drive for preliminary and final approval. **Bob Sloan made a motion to grant preliminary and final approval contingent on points 1,2,3,4,5,6, and 7, per Olsen's letter, and the addition of signature blocks added to the plan. Bob Paroli seconded the motion. The Motion failed 2 to 3 with Keffalas, Olen, and Frenchak voting against.**

Ken Frenchak made a motion to grant preliminary approval for the Liberty Towers Subdivision contingent upon points 1 thru 7 addressed per Olsen's review letter, and the signature blocks added to the plan. Keffalas seconded the motion. The motion carried unanimously.

5. *Chairman Olen made a motion to table preliminary approval for # 07-09-17, a Major Subdivision at 840 Mercer Road. Vice Chairman Keffalas seconded the motion. The motion carried unanimously.*

MISCELLANEOUS: There was no miscellaneous discussion.

ADJOURNMENT: *Member Frenchak made a motion to adjourn the meeting at 8:50 P.M. Member Paroli seconded the motion. The motion carried unanimously.*

Stephanie Sellers
Township Secretary