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 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
 October 24, 2007
 6:30 p.m.

CALL TO ORDER: The Planning Commission meeting was called to order by Chairman Olen at 6:30 P.M. 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; Township Secretary, Stephanie Sellers. Member Bob Sloan was absent.

PUBLIC TO BE HEARD: There was no public comment.

MINUTES: Frenchak made a motion to approve the September 26, 2007 minutes. Paroli seconded the motion. The motion carried 4 to 0.

OLD BUSINESS: The members of the Planning Commission discussed an informal request for a picnic shelter at the Hull Plan's lake. **It is the Members recommendation that the Township's Zoning Official advise the Association to the proper procedures for a building permit.**

NEW BUSINESS: There was no topic for discussion.

SUBDIVISIONS & LAND DEVELOPMENTS:

1. Jim Auld, representing SBA for a Land Development of 114 Muddy Creek Drive presented to the Members corrections on their plan per Olsen's review letter. ***Frenchak made a motion to grant preliminary approval. Keffalas seconded the motion. Motion carried 4 to 0.***

Frenchak made a motion to not except the modification request regarding the on lot sump. Paroli seconded the motion. Motion carried 4 to 0.

2. Hillorie Morrison presented to the Members, Land Development application # for 1304 Sunset Drive for preliminary & final approval. ***Paroli made a motion to grant preliminary approval contingent upon all pads being fenced, and impact fee statement placed on the mylar. Frenchak seconded the motion. Motion carried 4 to 0.***

After some discussion, ***Paroli amended his motion to approve preliminary and final for Liberty Towers Land Development, contingencies still in affect. Keffalas seconded the motion. Motion carried 4 to 0.***

Frenchak amended his previous motion to grant preliminary and final approval of SBA Cell Towers. Keffalas seconded the motion. The motion carried 4 to 0.

3. Jim Aggas presented to the Planning Commission, a minor subdivision at 178 Pine Tract Road . *Paroli made a motion to grant preliminary and final approval of plan # 07-10-18 . Keffalas seconded the motion. The motion carried 4 to 0.*

4. Alan Morgan presented to the Planning Commission a lot line revision for 109 Morgan Lane. *Frenchak made a motion to grant preliminary and final approval of # 07-10-20. Keffalas seconded the motion. The motion carried 4 to 0.*

5. Stanley Graft, Engineer, presented to the Planning Commission a major subdivision for 474 North Duffy Road. *Frenchak made a motion to grant preliminary approval of # 07-09-17, contingent on (14 403 B.3.g) showing building line setbacks on the plan, for the Public Works Director to be contacted to check site distances, providing a memo to the Planning Commission informing them of the results. And lastly, each house having road access to an approved driveway onto Duffy Road. Paroli seconded the motion. The motion carried 4 to 0.*

Also, Frenchak made a motion to grant a modification request to Chapter 14, Article VI, 602.E. Paroli seconded the motion. The motion carried 4 to 0.

MISCELLANEOUS: Olen made a motion to table inquiry from Cheryl Hughes and follow lead of the Solicitor and the Supervisors on how to proceed. Paroli seconded the motion. The motion carried 4 to 0.

ADJOURNMENT: *Frenchak made a motion to adjourn the meeting at 8:20 P.M. Paroli seconded the motion. The motion carried 4 to 0.*

Stephanie Sellers
Township Secretary