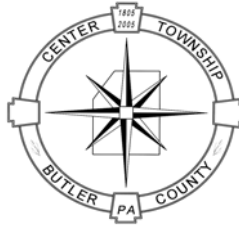


Board of Supervisors:
Ronald Flatt, Chairman
Andrew Erie, Vice Chairman
Brian Hortert, Supervisor
Edward Latuska, Supervisor
Thomas Schiebel, Supervisor



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

**PLANNING COMMISSION
Reorganization & Regular Meeting Minutes
January 23, 2008**

CALL TO ORDER:

The January 23, 2008, meeting of the Planning Commission of Center Township was called to order at 6:30 p.m. by Bob Paroli. The meeting was held at the Township Building at 419 Sunset Drive, Butler, PA 16001.

ROLL CALL:

Present in addition to Paroli were members Ken Frenchak, Andrew Lynd, Cheryl Schaefer, and Bob Sloan; Township Engineer Ron Olsen.

REORGANIZATION:

Paroli nominated Ken Frenchak to serve as Chairman of the Planning Commission for 2008. Sloan seconded. Frenchak abstained. Motion carried.

Frenchak nominated Bob Sloan to serve as Vice-Chairman of the Planning Commission for 2008. Paroli seconded. Sloan abstained. Motion carried.

Frenchak nominated Paroli to serve as the Planning Commission Secretary for 2008. Sloan seconded. Paroli abstained. Motion carried.

Frenchak made a motion to establish the regular meeting of the Planning Commission the 4th Wednesday of each month at 6:30 p.m., with the exception of the November meeting to be held on the 19th and the December meeting on the 17th. Sloan seconded. Motion carried unanimously.

Frenchak made a motion to adjourn the Reorganizational portion of the meeting and begin the Regular Meeting at 6:40pm. Schaefer seconded. Motion carried.

REGULAR**PUBLIC TO BE HEARD:**

There was no public to be heard.

MINUTES:

Frenchak made a motion to approve the minutes of the Regular Meeting held on December 19, 2007 Sloan seconded. Motion carried unanimously.

OLD BUSINESS:

Sloan made a motion to authorize the Chairman sign the Croll Sewage Facilities Planning Module to expedite approval by DEP prior to final approval. Lynn seconded. Motion carried unanimously.

NEW BUSINESS:

Dan Daniluk, Corner Properties Development Group, presented a rezoning request for property, located across from the Clearview Mall, owned by the Jones Estate and Shirley Matuke . The property consists of six (6) acres and presently zoned as R-3, High Density Residential District. The developer is requesting that approximately three (3) acres be rezoned to C-1, Retail and Service Commercial District. The developer proposes to raise the existing buildings and build a Rite Aid drug store approximately 14,000 square feet. After some discussion about stormwater management, lighting, and possible concerns from the neighboring properties, *Lynd made a motion to schedule a public hearing February 27, 2007 at 6:30PM. Paroli seconded. Motion carried unanimously.*

SUBDIVISIONS & LAND DEVELOPMENTS:

Cleroa McCandless Estate, 157 S Benbrook Rd, Major Subdivision 08-01-01: Bill McGarvey presented the plan. The property consists of 54.12 acres (m/l) which will be subdivided into five (5) lots (9.266, 9.048, 4.224, 20.160, and 6.784) with a parcel of 4.633 acres to be conveyed to Crawford property. Since lots 2, 3, and 4 are part of an estate settlement and agricultural purposes, a Request for Planning Waiver and Non-Building Declaration is required to be completed. This was checked by McGarvey with DEP, New Castle office, approving the concept. *Sloan made a motion recommending preliminary approval with the contingency of the following:*

1. *Reservation of additional seventeen feet (17') right-of-way for lot 4;*
2. *A note be added to the mylar that states no further development of lot 4 shall occur unless served by a private or public street approved by Center Township;*
3. *The Impact Fee statement be added to the mylar; and*

4. *The latest on-lot storm water sump detail be added to the plan.*

Lynd seconded. Motion carried unanimously.

MISCELLANEOUS:

1. Frenchak will prepare a letter acknowledging their service as members of the Planning Commission to John Keffalas and Jeff Olen. Also, a card will be sent to Stephanie Sellers thanking her for her assistance to the Planning Commission.
2. A request will be presented to the Board of Supervisors to see if they would like a representative from the Planning Commission at the Supervisors' meeting to answer questions or provide clarification to the Planning Commission's recommendations.

ADJOURNMENT:

Lynd made a motion to adjourn at 7:35pm. Paroli seconded. Motion carried unanimously.

ROBERT J PAROLI
Planning Commission Secretary