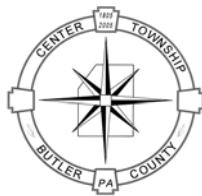


Board of Supervisors:  
Ronald Flatt, Chairman  
Andrew Erie, Vice Chairman  
Brian Hortert, Supervisor  
Edward Latuska, Supervisor  
Thomas Schiebel, Supervisor



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 Minutes  
February 27, 2008  
6:30 p.m.

**CALL TO ORDER:**

The regular meeting, of the Center Township Planning Commission, was called to order at 7:50 p.m. following the Corner Properties Development Group public hearing by Chairman Ken Frenchak. The meeting was held at the Township Building at 419 Sunset Drive, Butler, PA 16001.

**ROLL CALL:**

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

**PUBLIC TO BE HEARD:**

None

**MINUTES:**

***Frenchak made a motion to approve the minutes of the Regular Meeting held on January 23, 2008 with the following correction; Page 2, Old Business, [Lynn] should be Lynd. Lynd seconded. Motion carried unanimously.***

**SUBDIVISIONS & LAND DEVELOPMENTS:**

Cleora McCandless Estate, 157 S Benbrook Rd, Major Subdivision #08-01-01, Plan Review Deadline March 23, 2008: Bill McGarvey presented the plan. The Planning Commission granted preliminary approval, January 23, 2008, with the following contingencies (1) reservation of an 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. ***Sloan made a motion to recommend final approval with the same contingencies, as stated, due to the lack of the mylar being available for the Planning Commission review. Lynd seconded. Motion carried unanimously.***

**NEW BUSINESS:**

The Planning Commission discussed the amendment changes proposed by Rich Round, BCO/Zoning Official. The following Articles were discuss:

Chapter 14, Article VI, Section 14-606, Fire Service Features – After much discussion, the consensus of the members was this section could be a liability for the fire department and/or the Township. Therefore, the members recommend that Article VI not be amended to include “Fire Service Features”.

Chapter 14, Article XI, Section 14-1101.A.1 – Sloan suggested the maximum mobile home lots in a mobile home park be increased to forty-five (45).

Chapter 14, Article XIV, Section 14-1101.A.11, Decks, Ramps and Porch (es) – The Planning Commission questions why the Township would make this a law it is part of the Uniform Construction Code.

Chapter 20, Article II, Section 20-202 – The members request further clarification of manufactured homes and recreation vehicles.

**MISCELLANEOUS:**

The members request that Olsen & Associates ensure any reports be made available to them prior to the meeting in a more timely basis. Frenchak will discuss this concern with Chairman Flatt of the Board of Supervisors.

Schaefer referred to Page 7, Summary, of the report prepared by Jeff Pierce, Olsen & Associates, which states “the issue of spot zoning will be addressed by the Township Solicitor”. Her concern is the Township Solicitor is not available after receipt of the report.

Frenchak research deeds, per suggestion of Lynd, for the Johnston Plan and the Milheim Plans. Two businesses, Kneading Relaxation and Kradel Financial Services, are conditional uses. They are in violation of the use of the property per the deed restriction. The neighboring property owners cannot come to the Township. The Johnston Plan deeds have a restrictive covenant of “residential only”. The Milheim Plan of lots has a restrictive covenant of “cannot put a gas station or a repair garage”. The Planning Commission will need to keep this in mind if the properties between the proposed rezoning request and Summit Road request rezoning.

**ADJOURNMENT:**

***Frenchak made a motion to adjourn at 8:30 p.m. Schaefer seconded. Motion carried unanimously.***

Robert J. Paroli  
Planning Commission Secretary