

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
March 26, 2008
6:30 p.m.

CALL TO ORDER:

The regular meeting, of the Center Township Planning Commission, was called to order at 6:30 p.m. 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:

1. ***Schaefer made a motion to approve the minutes of the Corner Properties Development Group Public Hearing held on February 27, 2008 with the following correction; Page 1, Roll Call, Ron Olsen was not in attendance. Lynd seconded. Motion carried unanimously.***
2. ***Lynd made a motion to approve the minutes of the Regular Meeting held on February 27, 2008. Schaefer seconded. Motion carried unanimously.***

OLD BUSINESS:

Sloan asked about Rich Round's comments about ordinances we went over at the last meeting. Frenchak stated we would need further clarifications on some of them.

NEW BUSINESS:

Van Smith Rezoning Request – Mr. Smith explained the history of the property and his reason for the request for the rezoning. He stated he was in no hurry to have this done and wanted it done in a timely manner but with any and all people opposed to the planned rezoning to be heard. ***Lynd made a motion to hold a public hearing on May 28, 2008 at 6:00 p.m. Schaefer seconded. Motion carried unanimously.***

SUBDIVISIONS & LAND DEVELOPMENTS:

Ellen Revelli, 104 Victoria Lane, Minor Subdivision #08-03-02, Plan Review Deadline June 24, 2008: Jaci Shields, daughter, presented the plan. The Butler County Planning Commission, reviewed the plan, recommends *“a clear and concise statement on the mylar identifying who is permitted to use the right of way, who is responsible for maintenance of the right of way and the permitted uses of the right of way (BCSALDO 503, Access Ways)”*. Olsen reviewed the plan and presented eight (8) recommendations, as follows:

1. The surveyor should delineate the 100 year floodplain boundaries, as a significant portion appears to be within the floodplain according to FEMA maps and will impact future building on the property.
2. While a non-building waiver note has been provided, we do not believe an express waiver is required by the Township as all resulting lots are only enlarged in area by the subdivision.
3. The note on tax parcel C14-A should expressly reference the tax parcel number and recording information of the parcel to which it is being combined in addition to the names of the property owners already noted.
4. The owners should sign the application or the applicant should furnish proof of a proprietary interest or equitable title to the property.
5. The line labeled “drainage ditch” is a stream, which also acts as the new parcel line and should be labeled as such. This stream has a substantial watershed and the applicant should be aware that any building or filling within 50’ of the top of the bank of the stream may require a Joint Permit from the PaDEP/US Army Corps of Engineers.
6. The application notes the need for a conditional use. The subdivision of lots for single family uses is permitted by right. The applicant should specifically note if any additional uses are proposed. Otherwise, we presume the subdivision is authorized “by right.”
7. The surveyor should note the recording information for the existing Victoria Lane right of way, i.e. the source subdivision or recorded instrument. Also, the existing gravel lane encroaches onto Parcel C14A. The owners may wish to consider the dedication of additional right of way to encompass this area.
8. Add Impact Fee statement to the mylar.

Frenchak made a motion to recommend preliminary and final approval with the contingency of meeting the eight (8) recommendations, as stated above. Lynd seconded. Motion carried unanimously.

MISCELLANEOUS:

Frenchak, as spokesman for our commission, suggested to Ron Olsen, Township Engineer, if in the future he could get their information packets out to us in a timelier manner. Olsen was very receptive to the suggestion and agreed to do this in the future, if possible.

ADJOURNMENT:

Lynd made a motion to adjourn at 7:35 p.m. Schaefer seconded. Motion carried unanimously.

Robert J. Paroli
Planning Commission Secretary