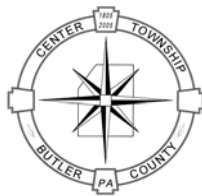


Board of Supervisors:  
Ronald Flatt, Chairman  
Andrew Erie, Vice Chairman  
Brian Hortert, Supervisor  
Edward Latuska, Supervisor  
Thomas Schiebel, Supervisor



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

Planning Commission  
Regular Meeting Minutes  
April 23, 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, Cheryl Schaefer; and Township Engineer Ron Olsen.

**PUBLIC TO BE HEARD:**

None

**MINUTES:**

1. ***Lynd made a motion to approve the minutes of the Regular Meeting held on March 26, 2008. Schaefer seconded. Motion carried unanimously.***

**OLD BUSINESS:**

Ordinance amendments- Bob Sloan acknowledged changes on Articles 41 and 42 to the board and said those were the only changes made. He asked a question regarding Article 38 letter B: *Natural drainage routing shall be preserved where feasible. No discharge of onsite storm water or underground water runoff into a natural drainage routing shall be permitted when such discharge will damage adjacent or downstream property.* Olsen stated; the way the Township is set up now is all down spouts are running into an underground rock pit. Then that has a small 2 inch drain; which at that point is allowed to run into natural drainage after it comes out of the on lot sump.

Olsen said the key words in the article were: When such discharge will damage adjacent or downstream property.

***Frenchak made a recommendation to approve the Ordinance Amendments dated April 15, 08 by Mike Gallagher. Lynd seconded. Motion carries unanimously.***

#### **NEW BUSINESS:**

1. Smith Application- Members discussed Smith's Pre application. Lynd thought it was a better solution. Sloan questioned if the property is attached to the current golf course, would it remain R-1? Frenchak's concern is the group of residents who are against any type of rezoning and commercial development.
2. MPC training- A.J Lynd as well as Ken Frenchak will attend the class in Crawford County on Jun 12<sup>th</sup> if Ken can't make it for some reason Bob Sloan will attend in his place.

#### **SUBDIVISIONS & LAND DEVELOPMENTS:**

Community Alliance Church- Paul Yoe a representative of the Community Alliance Church presented plans to remodel and add onto the church. This plan was put into phases so that they can concentrate on starting (phase 1) the addition to the church which includes a 900 seat worship hall an elevator addition, nursery addition and the remodeling of the school. Phase 2-3 to follow. Paul handed the floor over to Ron Olsen. Ron stated that since the ordinances technically do not require there to be more parking spaces, the church was ready to start phase 1 of the plan. Discussion continued on the parking, concerns about there not being enough spaces because of the growth of the church were brought up. Proposed solution to the parking problem will be to have extra services. Do to the estimated growth of the church extra sewerage also posed a problem. Concerns arose about the ability to obtain a building permit without a sewerage permit. They are working on getting a 15 ft strip of property for the sewer line. If property owners do not sign agreement, plan B will be to make the force main a public force main owned by the Butler Sewerage Authority.

***Frenchak makes motion to rescind approval of the prior recommended plan submitted for the Community Alliance Church by HRG on Oct. 10, 07. Seconded by Lynd. Motion carries unanimously.***

***Frenchak makes a motion to grant Community Alliance Church preliminary and final phase 1 contingents on BASA granting the sewerage permit so that Center Twp. can issue the building permit. Seconded by Lynd. Motion carries unanimously.***

**MISCELLANEOUS:**

A. J. Lynd wanted to discuss the decision made by BOS to not allow the property across from the Clearview Mall to be re-zoned.

**ADJOURNMENT:**

***Lynd made a motion to adjourn at 7:32 p.m. Paroli seconded. Motion carried unanimously.***

Crystal Wilson  
Center Township Secretary