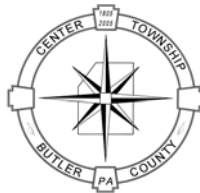


Board of Supervisors:
 Ronald Flatt, Chairman
 Andrew Erie, Vice Chairman
 Brian Hortert, Supervisor
 Edward Latuska, Supervisor
 Thomas Schiebel, Supervisor



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
 September 24, 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 Bob Sloan, Robert Paroli, Cheryl Schaffer and Township Secretary Crystal Wilson. A.J. Lynd was not present.

PUBLIC TO BE HEARD:

MINUTES:

1. August 27, 2008 Planning Commission Minutes- ***Schaefer made a motion to approve the minutes with her name changed to the correct spelling throughout the minutes; seconded by Sloan. Motion carried unanimously.***

SUBDIVISIONS & LAND DEVELOPMENTS:

1. Jiffy Mini Mart- John Galbo from Taylor Engineering stated that number 1 of the corrections has been completed that were presented on Ron Olsen's letter. Olsen stated that a modification is still needed.
Sloan made a motion to grant the request for modification 14-604.c.1.a22; seconded Frenchak. Motion carried unanimously.
Frenchak made a motion to grant preliminary and final approval of the Jiffy Mini Mart plans contingent upon the completion of points 3,4,5, and 6 on Olsen's letter; seconded by Schaefer. Motion carried unanimously.
2. Henricks Rd. Land Development- Olsen discussed points on Joe Gray's Letter.
Frenchak made a motion to grant preliminary approval based on the following contingences:
 - A. ***On application it is stated the total phases as 1, it is the understanding of the Planning Commission that this is a 3 phase plan. They are asking for more clarification.***

B. Under Subdivisions and Land Development review- #2 and #11 need added, #3 we need a copy of the report. Board of Supervisors needs to request a modification for #12.

C. Under Erosion and Sedimentation Control Plan Review- #1,#3,#4, and #5 needs corrected and #6 and#7 need shown on the plan.

Seconded by Schaefer. Motion carried unanimously.

Frenchak made a motion to add an impact fee; seconded by Sloan. Motion carried unanimously.

3. Wick Subdivision- Ron Bole was there to represent this plan located at the Northeast corner of Holyoke and W. Sunbury Rd. They are requesting 2 lots, 1 will be .71 acres and 2 will be .76 acres. Mr. Bole stated that no sewage module is needed for this plan.

Frenchak made a motion to grant final approval to the Wick Subdivision; seconded by Schaefer. Motion carried unanimously.

4. Heasey/Dimit- **Frenchak made a motion to table due to no representation; Seconded by Schaefer. Motion carried unanimously.**

5. Webb Subdivision- Barbara and Kenneth Webb represented a plan to Subdivide their property located at 351 W. Sunbury Rd. They want to put a line between the two houses so that each house is on its own lot.

Sloan made a motion to grant preliminary and final approve to the Webb Subdivision with the utility and sewage easements being labeled as private and add the impact fees statement to the plan; seconded by Frenchak. Motion carried unanimously.

MISCELLANEOUS:

1. Bunger Farm- the Planning Commission received a memo from Building Inspector Rich Round regarding this farm. Sloan stated that this map 3F43 has already been divided into at least 6 separate parcels possibly 8 any additional creation of lots may constitute a major subdivision. Frenchak stated that Rich Round bought might of just brought this to our attention so if he comes in, any more lots will be categorized as a major subdivision. No motion was needed nor made.
2. Windmills- discussed the idea of maybe getting an ordinance about windmills. No motion was needed nor made.

ADJOURNMENT:

Frenchak made a motion to adjourn at 8:00 p.m. Schaefer seconded. Motion carried unanimously.

Crystal Wilson
Township Secretary