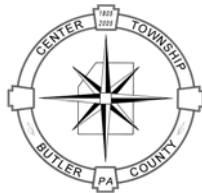


Board of Supervisors:
Ronald Flatt, Chairman
Andrew Erie, Vice Chairman
Brian Hortert, Supervisor
Edward Latuska, Supervisor
Thomas Schiebel, Supervisor



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
October 22, 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 A.J. Lynd, Bob Sloan, Robert Paroli, Cheryl Schaefer, Township Engineer Ron Olsen and Township Secretary Crystal Wilson.

PUBLIC TO BE HEARD:

MINUTES:

1. September 24, 2008 Planning Commission Minutes- **Schaefer made a motion to approve the minutes with her name changed to the correct spelling under roll call and Paroli being marked as not present at the September meeting; seconded by Paroli. Motion carried unanimously.**

NEW BUSINESS:

1. Bollman 3rd accessory- 102 Springhouse Dr. The Board received a letter in regards to the Bollman 3rd accessory. There is a 10' x 12' shed on the property that is 30 some years old and they would like to keep it. They had built a garage which was there 3rd accessory and is just asking the board to keep everything on their property.
Frenchak recommends that we grant the 3rd accessory for 102 Springhouse Dr; seconded by Paroli. Motion carried unanimously.
2. Dunkley Shed Reconstruction- Joseph Dunkley was representing on behalf of his niece. He stated there is an old shed on the property that they wish to take down because it is very old and unsightly. She would like to rebuild the shed on her grandmother's property that is now her property since her grandmother has passed way. He stated that the property was once recently one parcel but she had it subdivided so that her grandmother could put a trailer on the property. So

now it is two parcels and they want to know if they can rebuild the shed on the second parcel by itself. Olsen stated that an accessory structure is not permitted to be on a parcel by itself. He stated the easiest thing for her to do would be to combine the deeds so that it is one parcel. He said to have his niece go get a consolidated plan, get it approved, and have an attorney draw up a new deed. Mr. Dunkerley stated that he is worried about how much time that would take, since his niece already ordered a shed and it is due for delivery.

Lynd made a motion to approve for the accessory structure to be placed on the additional lot that has been requested, pending it becomes one lot within 60 days of the Supervisors approval. The reason being that the property was once one lot 60 days ago, she purchased this structure and it due to be delivered and they're not going to be building on this lot; seconded by Schaefer. Motion carried unanimously.

SUBDIVISIONS & LAND DEVELOPMENTS:

1. Heasley/Dimit Lot Line Revision- Ron Cowin was representing this plan to increase the size of a lot.
Frenchak made a motion to recommend Preliminary and Final approval to the Heasley/Dimit Lot Line Revision; seconded by Lynd.
2. Bell Lot Line Revision- This plan is for two parcels on Covewood Dr. to add to the back of their property. They have been approved by Butler County Planning Commission and have no comments made by Olsen.
Sloan made a motion to grant Final approve to the Bell Lot Line Revision Contingent upon the removal of the statement regarding the highway occupancy and the right of way for Covewood Dr. be added to the drawing; seconded by Lynd. Motion carried unanimously.
3. Brown Lot Line Revision- This is a plan to combine two lots into one big nicer lot on Pheasant Ridge Dr. Olsen stated he had no comment on this plan and that Butler County Planning Commission had approved it.
Paroli made a motion to approve the Brown Lot Line Revision contingent upon the removal of the impact fee notice on the plan; seconded by Lynd. Motion carried unanimously.
4. Eagal Dog Grooming Pre- App- Lloyd Eagal representing his plan for a dog grooming business to be located out of his garage located on Sunset Dr. Mr. Eagal stated he had spoken to Rich about his plan and Rich told him the Planning Commission could choose to waive the Land Development Fees because the plan is classified as a Home Occupation.
Frenchak made a motion that the Planning Commission waives the Land Development fees for the Eagal Dog Grooming plan; seconded by Paroli. Motion carried unanimously.

5. Egal Pre-App for Garage- Egal presented his plan to the Planning Commission for handicap parking at a Garage located at the corner of Mahood Rd. and Route 8. The board received a memo from Rich Round about this and it stated Mr. Egal would be ok to put two additional Handicap spaces in because of the amount of impervious area. Egal stated that he already had one handicap spaces that was done awhile ago and Rich wanted Mr. Egal to come before the Planning Commission to let them know what was going on. The Board agreed with the suggestions from the memo that they had received from Rich Round. No motion was needed nor made this was just for the Planning Commission knowledge.

MISCELLANEOUS:

1. Frenchak wanted to reminder everyone that the meetings for November and December will be a week early due to Holidays. November's meeting will be the 19th and the December meeting will be the 17th.
2. Training classes- reminder training classes will be held October 30, November 6 and 13th at 6:30pm to 9:30pm with the first class starting at 6:00pm. All members who wish to attend please let Crystal Wilson know.
3. Put windmills on the agenda for next month's meeting.

ADJOURNMENT:

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

Crystal Wilson
Township Secretary