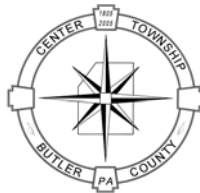


Board of Supervisors:
 Ronald Flatt, Chairman
 Andrew Erie, Vice Chairman
 Brian Hortert, Supervisor
 Edward Latuska, Supervisor
 Thomas Schiebel, Supervisor



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
 December 17, 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 and Township Secretary Crystal Wilson. Member Cheryl Schaefer called in at 6:31pm.

PUBLIC TO BE HEARD:

APPROVAL OF AGENDA

Frenchak made a motion to approve the agenda in the following order: Pride Subdivision, New Business then Old Business; seconded by Lynd. Motion carried unanimously.

MINUTES:

1. November 19, 2008 Planning Commission Minutes- ***Lynd made a motion to approve the minutes for November 19, 2008 with the following corrections. Under public to be heard; Point 1 add Amendolea after Anthony, Point 2 sentence 2, should be David Paraska instead of his Dad. Under miscellaneous point 1, should be taught instead of thought; seconded by Sloan. Motion carried unanimously.***

SUBDIVISIONS & LAND DEVELOPMENTS:

1. Pride Subdivision- S.D. Graff representing the Pride Subdivision requested a modification to the plan and submitted new copies of the modified plan. This is a plan to split one lot into two. All points on Olsen's letter have been addressed and completed on the modified plan. Sloan asked Graff about the utilities and Graff stated that all utilities right now run along Benbrook Rd. Sloan also stated

that he would like to see the existing home be labeled as existing home.

Paroli made a motion to grant Preliminary and Final approval for the Pride Subdivision contingent upon the home being listed as existing home; seconded by Lynd. Motion carried unanimously.

Lynd made a motion to approve the modification request for the Pride Subdivision as submitted by S. Graff; seconded by Frenchak. Motion carried unanimously.

NEW BUSINESS:

1. Van Smith- presents his plan to re-zone his property from R-1 to R-1A. Board had no objections and didn't wish to have a zoning hearing at this level about this matter.
Frenchak made a motion to grant approve for Van Smith request to re-zone his property from R-1 to R-1A; seconded by Paroli. Motion carried unanimously.

2. George Aubrey- Presents his plan to re-zone a portion of his property that is along Duffy Rd. that is in Center Township. The Board first read a letter that Mike Gallagher that Township Solicitor wrote the Board. (see attached) In summary Mr. Gallagher will not provide any advice legal or otherwise in regards to this matter. Mr. Aubrey stated that Mr. Rivers would like to be part of the re-zoning and he has an affidavit as proof to his request (see attached). Frenchak asked if Stirling was part of this re-zoning also and Aubrey stated no. The property that he is trying to re-zone is 2F104-13F (Aubrey's property), 2F10423DAA (Mark Thomas's property), S7-B (J. Heist property) and S7-BA (Don River's property). Frenchak asked Aubrey if there was any legal problem in regards to this property and Aubrey stated no. Lynd asked Aubrey what his vision was for the property if it was re-zoned. Aubrey stated that he would like to build multi-family dwellings with streams and walking trails running thru the property. He stated that it is not his intension to put single family dwellings in but he is not ruling out that possibility. Frenchak asked when Aubrey wished to start this project and Aubrey said in the fall of 2009 will the project finishing long after he is gone. He stated that he doesn't want to put anywhere near the 8 units per acre allotted.
Sloan made a recommendation for approval for the Aubrey re-zoning to R-2 based on the 5 point letter attached; seconded by Frenchak. Motion carried unanimously.

MISCELLANEOUS:

1. Windmills- still awaiting comment from the Board of Supervisors.
2. Review Request- Ordinance needs to be made up and adopted to change the review time from 14 days to 21 days.
3. Planners Journal- Lynd talked the Planning Commission about a website called

www.plannersweb.com this website has information that Lynd thinks is valuable to the Planning Commission and talked about the possibility of membership. He stated that some of the articles he found were very interesting and stated that some of the articles he wished to look at were for members only. Frenchak asked Township Secretary Crystal Wilson to draft a letter to request subscription to this Planners Journal and look up the fees.

4. Comprehensive Plan- the Planning Commission talked in length about the Comprehensive Plan. Frenchak stated that he would like to see between 5 to 7 residents and business owners on the sub-committee. Planning Commission agreed that a survey needs to be done and will come back next month with 5 questions for the survey.

ADJOURNMENT:

Lynd made a motion to adjourn at 8:06 p.m. Sloan seconded. Motion carried unanimously.

Crystal Wilson
Township Secretary