

APPROVED 03/25/2009

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
February 26, 2009
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.

APPROVAL OF AGENDA:

Lynd made a motion to approve the Agenda as is; seconded by Sloan. Motion carried unanimously.

PUBLIC TO BE HEARD:

1. New Haven Court Conditional Use: Mike Ogen and Erik Stoltz came in to talk about the need for a conditional use. Stated that there was confusion as to if they had to have a conditional use or if it falls under the old conditional use that was already granted. He stated that it is there understanding that a conditional use would need to be granted. Olsen stated that the planning commission could choose to have their own conditional use or pass it onto the supervisors to hold if need be.
Paroli made a motion that in the event that a Conditional Use would be required for the New Haven building addition we the Planning Commission pass the hearing onto the Board of Supervisors and we will not hold one; seconded by Lynd. Motion carried unanimously.

MINUTES:

Lynd made a motion to approve the Reorganizational and Regular meeting minutes for January 28, 2009 with the following corrections: 1. Under Reorganizational; establish meeting dates, time and location; add that November and December meetings were changed to the third Wednesday of the month due to holidays. 2. Under Regular; Subdivision and Land Developments; Kiser Revision; Motion should read; Sloan made a recommendation... with Lynd seconding. Motion was seconded by Schaefer. Motion carried unanimously.

NEW BUSINESS:

1. Van Smith Conditional Use- Van Smith stated that he already had a conditional use granted to put the cottages within the golf course, but when the property across the street became available, he stated that it would be a better location for the cottages and is asking if the same conditional use applies or if he has to apply for a new one.
Paroli made a motion on the Van Smith conditional use to go by our original ok and grant approval of the conditional use for the cottages to be places across the street from the golf course instead of the original approval for them to be built on the golf course, the planning commission is for the conditional use; seconded by Lynd. Motion carried unanimously.
2. Maintenance Building Pre App- Ron Olsen talked in length about the Board of Supervisors plan to build a new maintenance building. Olsen stated that the presentation was to keep the Planning Commission informed of the plan and to get any remarks from them as well. After Olsen presented the plan a few questions came up from the Planning Commission that they would like the Board to consider.
 1. If an extra bay is built for a fire truck does the township then have to put in a restroom for the firefighters as well?
 2. Is there going to be enough parking places for the firefighters if they get a call?
 3. Is the bay going to be enclosed so that firefighters don't have access to the rest of the maintenance building? Concerns of security and liability risks if the firefighters were able to have access to the rest of the building.

SUBDIVISIONS & LAND DEVELOPMENTS:

1. Dunkerley Subdivision- Mindy Dunkerley represented her plan to consolidate her two lots into one lot so that she can put a shed on the property. Olsen stated that one remarks on his letter were taken care of.
Frenchak made a motion to grant final approval to the Dunkerley subdivision consolidation; seconded by Lynd. Motion carried unanimously.
2. McAndrew Subdivision- Ron Bole represented this plan to subdivide the McAndrew property into 4 lots. Lot 1 being where Mr. McAndrew will live with lots 2,3 and 4 being put up for sale. All of the points on Olsen's letter were addressed.
Lynd made a motion to grant final approval for the McAndrew subdivision with the

APPROVED 03/25/2009

correction to label the existing sewer lateral for lot 4; seconded by Paroli. Motion carried unanimously.

3. Butler Veterinary Assoc. Land Development- Brett Ligo from Ligo Engineering representing a plan for an addition to the Butler Veterinary Associates building located on William Flynn Highway. The addition will be 2400 square feet per floor with a loop on the southern side around the building for extra parking. Ligo stated that they are planning to repaint the strips that already exist for parking. There is a storm water management plan already submitted. As far as buffers go, the southern side was recommended for buffers but because of relocating power lines, we can't put a buffer on the south side.

Frenchak made a motion to grant preliminary approval with future review from the Board of Supervisors on pt. 2 Landscape Bulbing in the parking lot to define zoning; seconded by Lynd. Motion carried unanimously.

OLD BUSINESS:

1. Comprehensive Plan- due to the scheduling difficulties Jeff Piece was unable to make it. Frenchak stated that he will get in touch with him to set up a special meeting to discuss the comprehensive plan.

MISCELLANEOUS:

ADJOURNMENT:

Frenchak made a motion to adjourn at 7:30 pm; seconded by Lynd. Motion carried unanimously.

CRYSTAL WILSON
Township Secretary