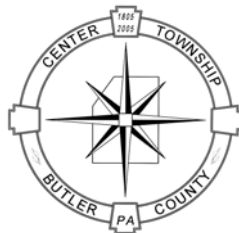


Board of Supervisors:
 Ronald Flatt, Chairman
 Andrew Erie, Vice Chairman
 Brian Hortert, Supervisor
 Edward Latuska, Supervisor
 Thomas Schiebel, Supervisor



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

PLANNING COMMISSION

Regular Meeting
 August 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, members A.J. Lynd, Bob Sloan, Cheryl Schaefer, Township Engineer Ron Olsen and Township Secretary Crystal Sieffert. Member Bob Paroli was absent.

APPROVAL OF AGENDA:

Frenchak made a motion to approve the August 26, 2009 meeting agenda with the New Business moved to after Old Business and Review of the draft sign ordinance being added to New Business; seconded by Sloan. Motion carried unanimously.

PUBLIC TO BE HEARD:

Troy and Carrie Adamosky- Troy stated that he needs a motion from the Planning Commission to grant a modification for the on lot storm water system, stated that it was discussed at the last meeting and it was found to be unnecessary. Nothing in the meeting minutes from their approval talked about storm water and the Planning Commission had no recollection of talking about it. Troy stated that he had talked to Rich Round and stated that he would need this modification to move forward. Troy also stated that his place is isolated on 3 acres and surrounded by 37 acres to which his family owns.

Ron Olsen stated that since there are no roof gutters or down spouts and they are not paving the driveway that a storm water management module would not be necessary.

Frenchak made a motion to grant a modification for; no on lot storm water management module, to the Adamosky Subdivision based on the following conditions, there are no roof gutters or down spouts, no paved driveway, and is isolated on 3 acres surrounded by 37 acres owned by family it is due to these conditions they recommend approval of this modification; seconded by Lynd. Motion carried unanimously.

Jen- Center Township PTO representative came in to ask the Planning Commission what needs done in order to do some excavation work on the playground to put in a Volleyball Court that will eventually be a swing set. She stated the top soil would be saved and used for other purposes. The Planning Commission stated that she would need to submit a Land Development for the plans. No motion was needed nor made.

MINUTES:

1. July 22, 09 Meeting Minutes-
Lynd made a motion to approve the meeting minutes for July 22, 2009; seconded by Sloan. Motion carried unanimously.

SUBDIVISIONS & LAND DEVELOPMENTS:

1. Elliott Subdivision- Mr. Graff represented a plan for Mr. Elliott to divide land on Henricks road zoned C-1 into two lots. Lot 1 being with the house and shed on it and lot 2 to remain vacant. Ron Olsen stated that most of his comments on his letter were based on him believing it was zone residential. Stated that he had no other comments but stated that no sewage module would be needed. The Planning Commission stated that Elliott would have to move the shed so that it is within the setbacks for Lot 1.
Lynd made a motion to grant preliminary and final approval to the Elliott Subdivision; with the shed being moved into the set back lines of Lot 1; seconded by Sloan. Motion carried unanimously.
2. Vicario Subdivision- Larry Vicario represented a plan to divide his land into two lots with each house being on its each lot. Stated that right now both houses are on the same lot. He stated that he will need a variance for the setbacks too. The Planning Commission asked Mr. Vicario how the lots are being served by water, which is what most of Olsen's comments pertained to. He stated that Lot 1 is being serviced by a natural spring which is the purpose of the purposed new right of way so that if he sells Lot 1, they will have access to the spring. Lot 2 is serviced by a well. The Planning Commission stated that the variance should be resolved before the plans are approved; also the following should be added to the plan. 1. Utilities need marked. 2. Shed on Lot 2 needs to be marked as existing non-conforming. 3. Deck and Swimming Pool need to be marked existing non-conforming. 4. Name, address and phone of applicant need to be added. 5. Sump detail needs to be added.

Lynd made a motion to table the Vicario Subdivision until the side yard setback variance for lot 2 can be granted by the Zoning Hearing Board; seconded by Sloan. Motion carried unanimously.

Larry Vicario asked the Planning Commission for an extension of 60 days to allow time for the Zoning Hearing Board to review his request for a variance.

Frenchak made a motion to grant a 60 day extension to Mr. Vicario; seconded by Schaefer. Motion carried unanimously.

NEW BUSINESS:

1. Sign Ordinance- Frenchak stated that he would like to schedule a special meeting for Wednesday September 3, 2009 to review, discuss and vote on the purposed sign ordinance.

Frenchak made a motion to table the discussion on the draft ordinance and schedule a special meeting for Wednesday September 3, 2009 to review the purposed sign ordinance as prepared by Jeff Pierce; seconded by Lynd. Motion carried unanimously.

2. Signtronix- Frank Marzolla and Buddy Swiss representing Signtronix gave a presentation on some of the signs they did in the other Townships. They stated that they specialize in non-movement signs with a snap and erase message center. The presentation gave the Planning Commission a better idea of what types of signs would work well in the Township.

OLD BUSINESS:

MISCELLANEOUS:

1. Windmill Ordinance- Sloan stated the he would like an update as to what's going on with the purposed Windmill Ordinance.

ADJOURNMENT:

Frenchak made a motion to adjourn the meeting at 8:00pm; seconded by Schaefer. Motion carried unanimously.

CRYSTAL SIEFFERT
Township Secretary