

Board of Supervisors:
Tom Schiebel, Chairman
Andrew Erie, Vice Chairman
Ron Flatt, Supervisor
Edward Latuska, Supervisor
Kenneth Frenchak, 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
Reorganizational & Regular Meeting
January 28, 2010
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, Cheryl Schaefer, Robert Paroli and Township Engineer Ron Olsen. Township Secretary Crystal Sieffert was absent.

REORGANIZATIONAL

APPOINTMENTS:

1. ***_Appoint Chairperson- Ken Frenchak made a motion to appoint Bob Sloan as Chairperson, Sloan accepted; seconded by A.J. Lynd. Motion carried unanimously with Bob Sloan abstaining. Bob Sloan made a motion to appoint A. J. Lynd as Co-Chairperson; seconded by Ken Frenchak. Motion carried unanimously with A. J. Lynd abstaining.***
2. ***Appoint Planning Commission Secretary- Frenchak made a motion to appoint Bob Paroli as Secretary; seconded by Lynd. Motion carried unanimously with Paroli abstaining.***

ESTABLISH MEETING DATES, TIME AND LOCATION:

Meeting dates were set for the 4th Wednesday of each month except November and December, they will be held the 3^d Wednesday of the month. Meeting dates are as follows February 24, March 24, April 28, May 26, June 23, July 28, August 25, September 22, October 27, November ~~27~~ 17 and December 15, 2010.

Frenchak made a motion to adjourn the Reorganizational Meeting at 6:35pm; seconded by Lynd. Motion carried unanimously.

REGULAR

APPROVAL OF AGENDA

No formal agenda was present.

PUBLIC TO BE HEARD:

1. David Bower- 129 Shanor Heights- putting a hair salon in an empty room in his house. Architect is unsure of codes and he was asking about them. Rich Round stated he handled all commercial businesses and he needed a building permit. Rich stated he would need to use the 2009 International Building Codes. He should also check for covenants in the plan. Discussion followed on paving driveway and/ or parking spots for the handicapped. Must have one spot and it needs to be compacted and lined.

Lynd made a motion for a request for modification for storm water management for the handicapped space; seconded by Frenchak. Motion carried unanimously.

MINUTES:

1. December 16, 2009 Planning Commission Minutes- ***Lynd made a motion to approve the minutes for December 16, 2009 with the following corrections. On page 3 Vergil Lucas should be Virgil Lucas and under the miscellaneous category point 1, 3rd sentence should read; Planning Commission did not have paperwork. Motion seconded by Schaefer. Motion carried unanimously.***

SUBDIVISIONS & LAND DEVELOPMENTS:

1. E.D. Elliott Plan #2 Subdivision- Plan to subdivide lot from house, existing non conforming situation. Comments were made by Ron Olsen. It is in a residential zone and building was used for business at one time, before current zoning laws. Five points from Olsen Engineering were adhered to and zoning officer had no problem with this.

Lynd made a motion to recommend approval of Elliott Plan #2 with lot #2 a non ~~commercial~~ conforming use; seconded by Schaefer. Motion carried unanimously.

OLD BUSINESS:

1. Vicario Subdivision- Mr. Vicario wants to subdivide property and forego septic system recommendation to have sewage inspection officer make sure septic system is not malfunctioning. If he sells the property, buyer would want septic system tested but it is not an ordinance requirement.

Sloan made motion to approve the Vicario Subdivision as presented and approved by Olsen engineering; seconded by Frenchak. Motion carried

unanimously.

Discussion after motion- Frenchak is concerned with the need to fix the problem sooner rather than later. Must go to the Board of Supervisors for approval.

MISCELLANEOUS:

1. Request for temporary occupancy for Community Alliance Church. They have not submitted phase II yet so no action was taken.
2. Arby's and Ponderosa in the Clearview Mall want to put in speed bumps. Since a girl was hit in front of their businesses, they stated it is needed to slow cars down. A question arose- should this come thru the Planning Commission before installing the speed bumps? Discussion by members and Rich Round decided it is private property and Planning Commission should not become involved.
3. Rich Round stated our Board needs an Administrator to the Board of Supervisors according to ordinance 14-103. It needs to be either a member of our Board or appointed by our Board formally. Tabled for further discussion and recommendation to the Board of Supervisors.

ADJOURNMENT:

Sloan made a motion to adjourn at 7:35 p.m. Lynd seconded. Motion carried unanimously.

Submitted by

Bob Paroli
Planning Commission Secretary

Prepared by

Crystal Sieffert
Township Secretary