

Board of Supervisors:
Thomas Schiebel, Chairman
Andrew Erie, Vice Chairman
Ronald Flatt, Supervisor
Kenneth Frenchak Jr, Supervisor
Edward Latuska, Supervisor



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

PLANNING COMMISSION

Regular Meeting
August 25, 2010
6:30 p.m.

CALL TO ORDER:

The Regular Meeting of the Center Township Planning Commission was called to order by Chairman Robert Sloan at 6:30 p.m. at the Center Township Municipal Building, 419 Sunset Drive, Butler, PA 16001.

ROLL CALL:

Present were Chairman Sloan; Vice Chairman A J Lynd; members Kenneth Frenchak, Robert Paroli; and Cheryl Schaefer; Township Engineer Ron Olsen; and Township Secretary/Treasurer Anthony Amendolea. Building Code Official/Zoning Officer Round attended, also.

APPROVAL OF AGENDA:

Lynd motioned approving the agenda for the August 25, 2010 meeting as presented. Schaefer seconded. Motion carried unanimously.

PUBLIC TO BE HEARD:

1. Mr. Mike McAndrew, 635 Glenwood Way: He bought the property in 1985 when the bottled gas company was operated out of a commercial building. He sold the property in 1995 but continues to store construction equipment in the building. In addition, the three residences, subdivided in 2008, are rental properties. Mr. McAndrew requested information on rezoning three parcels (2F63 21A1A, 2F63 21A1B, and 2F63 21B) from R-1, Single Family Residential District to M-2, Heavy Industrial District. Frenchak stated that he would suggest the change to the Comprehensive Plan committee to possibly incorporate the change in the Comprehensive Plan. Mr. McAndrew could apply to the Board of Supervisors for a zoning change. Olsen noted that existing residences on 2F63 21A1A and 2F63 21B would become nonconforming uses which if the residences were vacated or abandoned for more than twelve (12) months use would have to conform to current zoning regulations (Chapter 20, Article XVII, Section 20-1702).
2. Mr. Michael Kraynik, 117 Covington Drive: Mr. Kraynik owns three (3) parcels on Blossom Drive (S21 C444, S21 C446, and S21 C448). He wants to build a home on one parcel (S21 C448) but due to possible erosion concerns, he cannot meet current setbacks. He asked the Commission if there was a way to circumvent the current requirements for

submitting a lot line revision. They informed him that it was not possible and to submit plans no later than September 8, 2010 for their September 22, 2010 meeting.

MINUTES:

Frenchak motioned approving the minutes of the Regular Meeting held July 28, 2010. Lynd seconded. Motion carried unanimously.

OLD BUSINESS:

First United Methodist Church, 1802 N Main St Ext, Occupancy: Mr. John Cupps submitted a request to increase the occupancy from 500 to 1,000 persons. Mr. John Colombo, Sewage Enforcement Officer, issued a letter, dated July 28, 2010, stating the current sewage system would sustain the additional attendance. First United Methodist Church will continue forwarding water bills to Mr. Colombo to ensure water usage does not exceed 400 gallons of water per day. Lynd's and Frenchak's concern was the parking issue. Current ordinances permit parking for 1 space for every 5 seats; 153 spaces; or 765 occupants for the church. As a furniture store (Kerr's) parking is calculated 1 for every 400 square feet or 113 spaces. Attendees use all available parking spaces (266), both sides of the Mercer Road ingress and egress and Ghostriders parking. Concerns expressed by Sloan, if the old Kerr's store was leased, are:

1. Second tenant's water and sewage usage will be limited to 400 gallons per day thus possibly limiting the type of tenant/business. A change in use requires new permits.
2. If the tenant/business is open seven (7) days, where will his customers/employees park?
3. Will the second tenant grant permission to the church to use parking per our ordinance?
4. If we grant the church everything they need, are we opening up the Township for a lawsuit with the Wise family "because they were unaware" of these possible issues with a second tenant?
5. Should the Board contact Mr. John Wise with these concerns to make him aware?

Olsen suggested that the church and Mr. Wise sign as joint applicants. Building Code Official/Zoning Officer suggested he sign a notarized affidavit. *Sloan motioned recommending the Board approve the increase in occupancy to 1,000 persons with a contingency of Mr. Wise signs a notarized affidavit stating he understands that the parking could possibly be an issue if the second half of the property is leased. Paroli seconded. Motion carried 4 to 1 with Lynd against.*

NEW BUSINESS:

Mr. John Chos, 328 Mahood Rd, 3rd Accessory Structure: Mr. Chos currently has two (2) accessory structures (garage, shed) on his property. He is requesting to place a 10' by 12' (120 square foot) shed on his property to be used for gardening purposes. *Frenchak motioned*

approving the construction of a 10' by 12' (120 square feet) shed for the purpose of gardening. Lynd seconded. Motion carried unanimously.

SUBDIVISIONS & LAND DEVELOPMENTS: None

MISCELLANEOUS:

A brief discussion about the Marcellus Shale was held. Lynd felt the Commonwealth should tax the natural gas obtain from drilling which could reduce the State's deficit.

ADJOURNMENT:

A motion was made by Frenchak to adjourn the Regular Meeting at 7:31 p.m. Lynd seconded. Motion carried unanimously.

Anthony A. Amendolea
Township Secretary/Treasurer