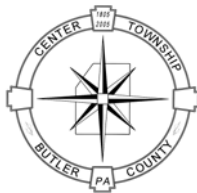


Board of Supervisors:
Thomas Schiebel, Chairman
Andrew Erie, Vice Chairman
Ronald Flatt, Supervisor
Kenneth Frenchak Jr, Supervisor
Edward Latuska, Supervisor



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

PLANNING COMMISSION

Regular Meeting Minutes

April 27, 2011

6:30 p.m.

CALL TO ORDER:

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

ROLL CALL:

In addition to Frenchak, present were members Robert Sloan, Robert Paroli, A J Lynd, and Cheryl Schaefer; Township Engineer Ron Olsen; and Township Secretary/Treasurer Anthony Amendolea.

APPROVAL OF AGENDA:

Lynd motioned correcting the agenda by deleting under "New Business", Comprehensive Plan Review Committee (Appoint Two) and reversing the order under "Subdivisions and Land Developments" for the April 27, 2011 meeting. Schaefer seconded. Motion carried unanimously.

PUBLIC TO BE HEARD: None

MINUTES:

Lynd motioned approving the minutes of the Regular Meeting held February 23, 2011. Schaefer seconded. Motion carried unanimously.

OLD BUSINESS: None

NEW BUSINESS: None

SUBDIVISIONS & LAND DEVELOPMENTS:

1. Atkinson Lot Line Revision No. 11-04-03, 475 W Sunbury Rd: Mr. William McGarvey presented a lot line revision for Mr. & Mrs. Robert C. Atkinson located at 475 West Sunbury Road (Map 2F61 Parcel 27BB) consisting of 1.04 acres (m/l). The property will be added to the adjoining properties of Mr. & Mrs. Atkinson (Map 2F61 Parcel 27B4)

(.530 acres) and Mr. Quinn Hepler (Map 2F61 Parcel 27B) (.512 acres). Butler County Planning Commission had no comment. Township Engineer Olsen recommends approval contingent on the following:

- a. West Sunbury Road (SR 308) being labeled on the drawings;
- b. The address of the Applicant being corrected in the drawing title block;
- c. That the owners of property labeled Brian Herold et al be identified as appropriate in the signature blocks; and
- d. That additional signature blocks be added and notary blocks be added unless the applicant is certain that all parties will sign in front of the same notary.

Lynd motioned recommending final approval of the Atkinson Lot Line Revision No. 11-04-03 with the contingencies recommended by Township Engineer Olsen in addition to labeling the gas line on the plan. Paroli seconded. Motion carried unanimously.

2. Eat N Park Land Development No. 11-04-02, 114 Clearview Cir: Mr. T. J. Gentile presented a proposed plan for Eat N Park at 114 Clearview Circle (Map S18 Parcel A6) consisting of 1.195 acres (m/l) to add a pick up window for take out orders, placed in advance, on the east side of the building. Butler County Planning Commission has not submitted any comments. Township Engineer Olsen comments are:
 - a. It would be helpful to have an existing site plan and proposed site plan as part of the submission;
 - b. It is not certain that the Applicant has adequate room for vehicle stacking at the drive through;
 - c. New handicapped parking spaces may require backing out onto Clearview Circle, which could be a safety issue;
 - d. A raised speed bump across Clearview Circle does not relate well to the new plan; and
 - e. It is not indicated on the plan whether diagonal parking near the new drive through window will be dedicated to pick up window customers.

Mr. Gentile stated work would start on the existing dumpster area which is not part of the proposed plan.

Frenchak motioned granting modification to Center Township Codified Ordinances, Chapter 14, Article 14, Subsection 14-403.A, "Preliminary Plan Approval". Lynd seconded. Motion carried unanimously.

Sloan motioned recommending preliminary and final approval of the Eat N Park Land Development No. 11-04-02 with contingencies of (1) letter from J. J. Gumberg authorizing use of Clearview Mall parking spaces; (2) crosswalk to be moved to the south; (3) signature block for Board of Supervisors; (4) zoning requirements of C-1, "Retail and Service Commercial District"; (5) Butler County Planning Commission review; and (6) placement of arrows on pavement for direction of traffic and appropriate signage. Paroli seconded. Motion carried unanimously.

MISCELLANEOUS:

1. Frenchak reported that he and Lynd met with Supervisors Flatt and Latuska and Comprehensive Plan Steering Committee members Brad Cavaliero and Neil Ashbaugh to discuss the proposed Comprehensive Plan. Two (2) areas of concern were the condensing of zoning districts and Chapter 9.
2. The Board of Supervisors is working with Mr. Jeff Pierce, Olsen and Associates, for direction in repealing the Impact Fee Ordinance.
3. Frenchak reported that an ad has appeared in recent editions of the Butler Eagle and on the Inside Butler County web site for Clearview Place across from Clearview Mall. No other information is available.

ADJOURNMENT:

A motion was made by Paroli to adjourn the Regular Meeting at 8:25 p.m. Schaefer seconded. Motion carried unanimously.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer