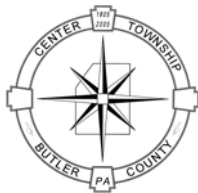


Board of Supervisors:  
Thomas Schiebel, Chairman  
Andrew Erie, Vice Chairman  
Ronald Flatt, Supervisor  
Kenneth Frenchak Jr, Supervisor  
Edward Latuska, Supervisor



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

<p><b>PLANNING COMMISSION</b> Regular Meeting Minutes May 25, 2011 6:30 p.m.</p>
--

**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 approving the agenda by moving the Subdivision & Land Developments prior to New Business for the May 25, 2011 meeting. Paroli seconded. Motion carried unanimously.*

**PUBLIC TO BE HEARD:** None

**MINUTES:**

*Lynd motioned approving the minutes of the Regular Meeting held April 27, 2011. Schaefer seconded. Motion carried unanimously.*

**OLD BUSINESS:**

1. Eat N Park Land Development: Frenchak stated the Township received Butler County Planning Commission's review letter. The comment, "BCPC believes the proposed exit location of the Drive Thru will be too close to the parking entrance and exit of the restaurant. Adding this exit will potentially cause unsafe traffic flow to & from the restaurant.", was addressed during the last meeting held on April 27, 2011.

**NEW BUSINESS:**

1. Aubrey Pre-Application: Mr. George Aubrey submitted a conceptual plan for 201 residential dwellings bordering Aubrey Dubbs Golf Course. The proposed plan consists of sixty-seven (67) single-family lots, fifty (50) townhouse units, and eighty-four (84) carriage units. He met with Ms. Cindy Davis, Butler Township, and their engineer to discuss the portion of the plan, which lies in Butler Township. Mr. Aubrey stated he would move a retention pond from Center Township to Butler Township. Also, he would combine Phase I and II to eliminate placing cul de sacs during the construction of the two phases. Mr. Aubrey plans to submit preliminary plans at the June 22, 2011 meeting. Lynd stated he could not vote on any plans submitted because he worked with Mr. Aubrey on the development of the property.

**SUBDIVISIONS & LAND DEVELOPMENTS:**

1. E. D. Elliott Major Subdivision No. 11-05-04, 179 S Benbrook Rd: Mr. E. D. Elliott, represented by Mr. Leo Rosenbauer, S. D. Graff Professional Surveying, submitted an application to subdivide Map & Parcel 3F43 13CA, 179 S Benbrook Rd, consisting of 3.377 acres (m/l) into three (3) lots of 1.15 acres (m/l), 1.12 acres (m/l), and 1.11 acres (m/l). This subdivision is considered a major subdivision due to the extension of the public sewer line. The Butler County Planning Commission had no comments. Township Engineer Olsen comments are (*S.D. Graff's comments are italicized*):
  - a. The vicinity map should be modified to designate the property site to be approximately 350 feet north of E. Brewster Intersection. (*The site arrow location on the vicinity map has been revised.*)
  - b. The plan states the applicants currently own Lot 1 of the William Bungar Plan. The adjoining Lot 2 and Lot 3 are mistakenly labeled as being from the William Bungar Plan. This should be corrected. (*The reference on lots 2 and 3 of the William Bungar Plan has been removed, as requested.*)
  - c. The lots currently are not served by public sewers but are shown to be served by a proposed public sewer line extension. In order to receive final major subdivision approval, the Township will require the submission of the following:
    - 1) Sanitary sewer plans, profiles, and details;
    - 2) Sewage Facilities Planning Modules; and
    - 3) An agreement with the Butler Area Sewer Authority with provisions for sewer line construction and bonding. (*Public sewers are being proposed and the submittal to the Butler Area Sewer Authority will be completed.*)
  - d. Information should be provided by the Applicant regarding sight distance for driveway access to each of the lots. We suggest that the Applicant meet with

PennDOT to resolve this. *(Note number 8 acknowledges the requirement for a Highway Occupancy Permit needed for each lot. The local PennDOT representative indicated, via phone, that due to current budget restraints site visits without formal applications are limited. Each lot will be required to submit a formal PennDOT application for a driveway. At this time, an exact driveway location cannot be determined. Each access point for the lots will vary depending on the home size and design, etc. The driveways will be located with all factors considered and meeting PennDOT requirements.)*

- e. The Solicitor should be consulted regarding whether the notice of impact fees can be deleted from the plan now that the Board has voted to repeal the impact fee ordinance.

Sloan stated Note 5 reads, "Property Location – State Route 308 (West Sunbury Road)".

***Lynd motioned recommending preliminary approval of the E D Elliott Major Subdivision No. 11-05-04 with the contingency of correcting Note 5 to read, "Property Location – State Route 3007 (South Benbrook Road)". Schaefer seconded. Motion carried unanimously.***

#### **MISCELLANEOUS:**

1. Frenchak announced the Open House for the new maintenance facility is scheduled for Wednesday, June 1, 2011 from 4:00 to 7:00 p.m.
2. Frenchak stated that a doctors group is renovating the old McDonald's store at 1610 North Main Street Extension.
3. Frenchak also noted a developer is interested in the Frazier property (Dubrook Plant) at 1627 North Main Street Extension.
4. A podiatrist is running the ads for Clearview Place. Township Engineer Olsen contacted Foremost Group to present a pre-application plan to the Township.
5. Comprehensive Plan Update: Mr. Jeff Pierce, Olsen & Associates, continues to work on the suggested revisions.

#### **ADJOURNMENT:**

***A motion was made by Lynd to adjourn the Regular Meeting at 7:42 p.m. Schaefer seconded. Motion carried unanimously.***