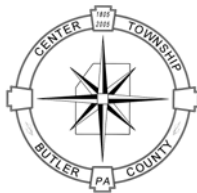


Board of Supervisors:  
Thomas Schiebel, Chairman  
Andrew Erie, Vice Chairman  
Ronald Flatt, Supervisor  
Kenneth Frenchak Jr, Supervisor  
Edward Latuska, Supervisor



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

June 22, 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 6:34 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, A J Lynd, and Cheryl Schaefer; Township Engineer Ron Olsen; and Township Secretary/Treasurer Anthony Amendolea. Member Robert Paroli was absent.

**APPROVAL OF AGENDA:**

*Lynd motioned approving the agenda for the June 22, 2011 meeting, as presented. Schaefer seconded. Motion carried unanimously.*

**PUBLIC TO BE HEARD:**

1. Mr. Dan Jicha, Atwell LLC, presented a pre-application, via teleconference, for a proposed General Dollar store to be located at 1627 North Main Street Extension, which is situated between Salvation Army and Northwood Realty (old DuBrook property). The property consists of 1.7 acres (m/l). Atwell is a full service engineering firm. They have eight (8) projects with Dollar General throughout Pennsylvania. When plans are submitted, they desire preliminary and final approval. Township Engineer Olsen reviewed the proposal. He suggested that Mr. Jicha investigate the storage of flammable materials (propane); apply to PennDot for a Highway Occupancy Permit and Drainage Accessibility; and apply to the Department of Environmental for a Sewage Facilities Planning Module. The Planning Commission concurred that since the store is located on State Route 8, no traffic impact study would be required. A concern of an entrance on Sunset Drive (T-442) was discussed.

**MINUTES:**

*Lynd motioned approving the minutes of the Regular Meeting held May 25, 2011. Sloan seconded. Motion carried unanimously.*

**OLD BUSINESS:**

1. Comprehensive Plan – The final updated revisions were received for review.

**NEW BUSINESS:**

1. Mineral Extraction Overlay:
  - a. Mineral Extraction Overlay Extension Ordinance: The Board of Supervisors presented an ordinance to extend the mineral overlay extraction to entirely encompass a parcel divided by Aggas Road (T-542). *Frenchak motioned recommending adoption of the proposed Mineral Extraction Overlay Extension to entirely encompass Map and Parcel 2F61 13. Schaefer seconded. Motion carried unanimously.*
  - b. Supervisor Flatt gave a synopsis of the proposed amendment to the Mineral Extraction Overlay District. Mining of coal, sand and gravel will remain in the current overlay district. Oil and natural gas exploration would be a permitted use, with a minimum of twenty (20) acres, in the R-1A, C-2, M-1, and M-2 Zoning Districts. In the R-1 Zoning District, minimum of twenty (20) acres, and R-2 and R-3 Zoning Districts, minimum of thirty (30) acres, would be a conditional use. The ordinance will establish a permitting procedure to include an application fee, road bond, and a road maintenance agreement. He suggested the Planning Commission review the proposed draft and discuss any changes with Building Code Official/Zoning Officer Round for incorporation in the final draft.

**SUBDIVISIONS & LAND DEVELOPMENTS:** None

**MISCELLANEOUS:**

1. Sloan asked if any contact was made with Foremost Group since the last meeting regarding proposed Clearview Place.

**ADJOURNMENT:**

*A motion was made by Schaefer to adjourn the Regular Meeting at 8:18 p.m. Lynd seconded. Motion carried unanimously.*