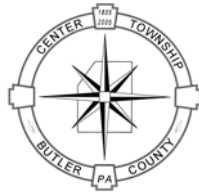


Board of Supervisors:
Thomas Schiebel, Chairman
Andrew Erie, Vice Chairman
Ronald Flatt, Supervisor
Kenneth Frenchak Jr, Supervisor
Edward Latuska, Supervisor



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
December 21, 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 Olsen; and Township Secretary/Treasurer Anthony Amendolea.

APPROVAL OF AGENDA:

Lynd motioned approving the agenda for the December 21, 2011 meeting, as presented. Schaefer seconded. Motion carried unanimously.

PUBLIC TO BE HEARD:

1. Mr. Joe Pierrel, 112 Phil Mar Drive: Mr. Pierrel owns property at 1631 North Main Street Extension. The building was rented to J and R Automotive and Bumper to Bumper Auto Parts. In addition, a storage building, built by Mr. Pierrel, is on the property. Mr. Pierrel desires to sell the large building and maintain the storage structure to rent spaces. Mr. Pierrel will require a right-of-way between his repair shop and the building he wishes to sell. After a brief discussion, the Planning Commission recommends Mr. Pierrel should respond to Building Code Official/Zoning Officer Round's findings.

MINUTES:

Lynd motioned approving the minutes of the Regular Meeting held November 16, 2011. Paroli seconded. Motion carried unanimously.

SUBDIVISIONS & LAND DEVELOPMENTS:

1. Covington Stormwater Land Development No. 11-12-10, 105-107 Covington Drive – Preliminary/Final Approval: Mr. Shawn Bobbert, 105 Covington Drive, and Mr. David George, 107 Covington Drive, presented a plan to replace current storm water retention pond with a series of inlets and pipes. Township Engineer Olsen stated the original plan, approved in 1994, proposed multi-family dwellings. In 1996, Mr. Hoppel changed the plan to single family dwellings but the storm water retention pond was not re-calculated. Since less than one (1) acre will be disturbed and not adding impervious surface, approval from the Butler County Conservation District is required. Property owner, 103 Covington Drive, desires to not be included the portion of the storm water retention pond, which is on his property.

Lynd motioned recommending preliminary/final approval for the Covington Stormwater Land Development No. 11-12-10. Paroli seconded. Motion carried unanimously.

OLD BUSINESS:

1. Frenchak informed the Planning Commission that the Board of Supervisors sent a letter to Mr. Mark Hefferin, Cambridge, in support of the Veterans Administration Hospital expansion.

NEW BUSINESS:

1. Hospitals and Building Heights: Building Code Official/Zoning Officer Round presented the Planning Commission with a proposed change to the Center Township Codified Ordinances, Chapter 20, Zoning. The proposed changes add; (1) a definition for Hospital and (2) permit building height of seventy-five feet (75') when fully sprinklered. Mineral Extraction Overlay Amendment: The Board of Supervisors scheduled a public hearing for Thursday, December 8, 2011 at 6:30 p.m. Planning Commission reviewed the Mineral Extraction Overlay Amendment with no objections or recommended changes. ***Frenchak motioned recommending the proposed changes for hospitals and building heights as proposed by Building Code Official/Zoning Officer Round. Paroli seconded. Motion carried unanimously.***
2. Storage Buildings: Building Code Official/Zoning Officer Round presented proposed changes to the Center Township Codified Ordinances, Chapter 20, Zoning, to (1) increase maximum height thirty-five feet (35') in R-1A, Low Density Residential, on parcels of five (5) acres or more; (2) permit accessory structures in the R-1, Single Family Residential District, to be as high as principal structure; and (3) permit self storage in C-1, Retail and Service Commercial District and C-2, Highway Commercial District. After some discussion, the Planning Commission recommended not to allow accessory structures to be as high as a principal structure in the R-1, Single Family Residential District. In addition, they thought accessory structures on vacant lots should not be more than 400 to 600 square feet.

MISCELLANEOUS:

1. Frenchak recognized the Board of Supervisors Chairman Schiebel for the hard work and dedication during his term.
2. Lynd appreciated Chairman Schiebel's attendance at several of the Planning Commission meetings.
3. Schiebel asked the Planning Commission if they were amending ordinances for individuals when they provide a hardship story. He stated that he enjoyed trying to help individuals to solve problems. One incident that concerns him is a property owner (85 years old) has neighbors driving through her property without a right-of-way. Neighbors called the Pennsylvania State Police, Trooper Morando responded informing the property owner to allow the individuals to continue drive through her property. Tom Schiebel – current Chairman of the Center Township Supervisors who was sitting in the audience during our entire meeting stated the Planning Commission should not have worked with 50 year business taxpayer in our township but should have fined him for violations. He then proceeded to call Mr. Pierrel a cry baby and stated we need to take a tougher stand. Bob Paroli interjected we need to work with Mr. Pierrel and any other resident in our township that has come on hard times due to the current state of our economy. Tom Schiebel then went quiet.

Tom Schiebel then proceeded to educate the Planning Commission Board on the D's and R's of our community explaining in the reason he lost the most recent election.

Tom Schiebel then stated that he had done something for a resident of our Township. He stated he was helping a little old lady whose relatives were using a right of way thru her property. She no longer wanted them to use it after many years of using it. Schiebel stated that when PA State Trooper Morando responded to the complaint, he came to her house with his hand on his gun. Then he proceeded to state this officer was wearing a goofy hat and dumb uniform and acting inappropriately. He then continued berating the officer's intelligence and demeanor. A J Lynd made a motion to adjourn the meeting and Bob Paroli seconded with all in favor stopping this tirade against law enforcement. (as corrected February 22, 2012)

ADJOURNMENT:

A motion was made by Frenchak to adjourn the Regular Meeting at 8:19 p.m. Paroli seconded. Motion carried unanimously.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer