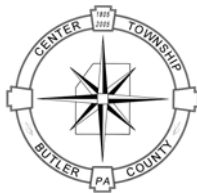


Board of Supervisors:  
 Ronald Flatt, Chairman  
 Andrew Erie, Vice Chairman  
 Kenneth Frenchak Jr, Supervisor  
 Edward Latuska, Supervisor  
 Philip Wulff, Supervisor



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  
 May 23, 2012  
 6:29 p.m.

**CALL TO ORDER:**

The Regular Meeting of the Center Township Planning Commission was called to order by Chairman Kenneth Frenchak at 6:29 p.m. at the Center Township Municipal Building, 419 Sunset Drive, Butler PA 16001.

**ROLL CALL:**

Present, in addition to Frenchak, were members Robert Sloan, Robert Paroli, and Cheryl Schaefer; and Secretary/Treasurer Anthony Amendolea. Member Neil Ashbaugh and Township Engineer Ron Olsen were absent.

**APPROVAL OF AGENDA:**

*Schaefer motioned approving the agenda for the May 23, 2012 meeting, as presented. Sloan seconded. Motion carried unanimously.*

**PUBLIC TO BE HEARD:**

1. Mr. Paul Cornetti, Mr. Jay Baxter, and Mr. James Day presented a plan to expand Baxter Mobile Home Park. The park was originally established in the late 60's or early 70's with fifty (50) mobile homes. The Center Township Planning Commission approved an additional one hundred thirty-one (131) lots at their meeting held on May 30, 1984. Currently, one hundred twenty-two (122) lots are in use. Baxter Mobile Home Park has an approved sewage treatment plant (NPDES #PA0102580) serving one hundred twenty-five (125) homes which includes Mr. and Mrs. Ernest Baxter, Mr. and Mrs. Jay Baxter, Mr. and Mrs. Robert Baxter homes. The park tapped into Pennsylvania American's water line in April 2012. Mr. Cornetti stated the expansion consists of Phase I with fifteen (15) mobile homes and Phase II with sixteen (16) mobile homes. At this time, they would request modifications of:
  - a. Chapter 14, Article XI, Section 14-1101, Subsection B.2, proposed Phase I and Phase II street widths shall be eighteen feet (18')
  - b. Chapter 14, Article XI, Section 14-1101, Subsection C, no new planted buffer yard shall be provided.
  - c. Chapter 14, Article XI, Section 14-1101, Subsection G, each mobile home shall be furnished with exterior lighting to illuminate driveways.

- d. Chapter 14, Article XI, Section 14-1101, Subsection O, no fire hydrants or ISO rated fire flows shall be provided.

In addition, they request clarification of Chapter 14, Article IV, Section 14-404, Subsection C, requiring profiles and cross sections of proposed streets, sanitary sewer lines, and stormwater lines because these items will remain private.

The Planning Commission requests that Building Code Official/Zoning Officer Round provide an opinion in regards to the aforementioned items. Mr. Cornetti desires to meet with Round to discuss these concerns.

2. Mr. Owen Oesterling requests permission to operate a used car sales, three (3) to five (5) vehicles, at 686 Glenwood Way. **Frenchak motioned granting permission to Oesterling Sandblasting to operate an ancillary business (vehicle sales) and waive the Land Development process due to the request meets the current zoning requirements of the M-1 zoning district. Paroli seconded. Motion carried unanimously.**

**MINUTES:**

1. **Regular Meeting Minutes - April 25, 2012: Paroli motioned approving the minutes of the Regular Meeting held April 25, 2012. Schaefer seconded. Motion carried unanimously.**

**SUBDIVISIONS & LAND DEVELOPMENTS:** None**OLD BUSINESS:** None**NEW BUSINESS:** None**MISCELLANEOUS:**

1. Dollar General: Dollar General is progressing with construction. Power lines were moved to construct the proposed building at the approved location.
2. Veteran's Administration Expansion: There has not been any decision as to where the facility will be located.

**ADJOURNMENT:**

**A motion was made by Frenchak to adjourn the Regular Meeting at 8:01 p.m. Sloan seconded. Motion carried unanimously.**

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ANTHONY A. AMENDOLEA  
Township Secretary/Treasurer