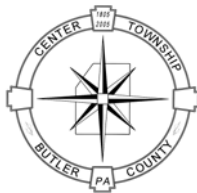


Board of Supervisors:
 Ronald Flatt, Chairman
 Andrew Erie, Vice Chairman
 Kenneth Frenchak Jr, Supervisor
 Edward Latuska, Supervisor
 Philip Wulff, Supervisor



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
 August 22, 2012
 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:

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

APPROVAL OF AGENDA:

Sloan motioned approving the agenda for the August 22, 2012 meeting, as presented. Paroli seconded. Motion carried unanimously.

PUBLIC TO BE HEARD:

1. Mr. Don Stewart, 102 Mohawk Drive: Mr. Stewart is looking for guidance on property he has purchased and wishes to build a home at 961 Sunset Drive. He believed he needed to appear before the Planning Commission after a conversation with the Butler Area Sewer Authority about a sewage line from this property back to lines at Sunset Drive but was informed he'd have to run them parallel to existing public lines and then to manholes. This did not seem to be correct advice and so the drawing was reviewed closely. It was found that Mr. Stewart only had a conceptual drawing from the late 50's and this initially caused confusion, as it was not a legal drawing, but rather a conceptual idea of what the property might look like after the 50's. Olsen and Frenchak suggested that Mr. Stewart hire an engineer, present a "clean" drawing per Center Township guidelines, re-contact the Butler Area Sewer Authority then re-present to the Planning Commission. Olsen also suggested that Mr. Stewart contact a lawyer about language found in an old agreement from parties that owned the property he purchased and those of surrounding property owners.
2. Mr. Nathan Brown, 798 Mercer Road: Mr. Brown is trying to gain access for his proposed home at 250 Jamisonville Road and initially was requesting a Variance issue for a road to be constructed. It was found that the proposed lane used to be "Brackney Road". At issue with using that is another neighbor may have built a garage in the path of this former road. It was suggested that Mr. Brown has two options: (1) return to the board with Engineering sketches and ask for a variance on

the opposite side of his property AND ask for a hardship due to septic near that spot, OR: (2) follow court ordered private right-of-way with survey due to garage built by other property owner.

MINUTES:

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

SUBDIVISIONS & LAND DEVELOPMENTS: None

NEW BUSINESS:

- 1. Kaylor 3rd Structure Approval, 5181 Elliott Road: Ms. Linda Kaylor is looking to build a garage on her 91 acre property. Made clarification that applicant has Home (Primary) and 1 accessory structure plus a barn (Agriculture building). She does not fall into the criteria for needing commission approval. Recommended she contact Rich Round for correct set-backs and for building permit.
- 2. East Hilltop Drive Reconstruction Project: Olsen shared with the commission the ongoing negotiations for a reconstruction project for proper drainage of water. He shared that the families involved the Millers, the Christies, and the Rousseaus. The Christie family is willing to dedicate a public road and public drainage to Miller and to a creek. The Rousseau family is willing to dedicate a public drainage easement. ***Sloan motioned to approve the project. Paroli seconded. Motion carried unanimously.***

MISCELLANEOUS: None

ADJOURNMENT:

A motion was made by Paroli to adjourn the Regular Meeting at 7:52 p.m. Sloan seconded. Motion carried unanimously.

Neil A. Ashbaugh
Planning Commission Secretary