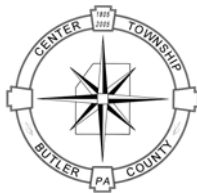


Board of Supervisors:
 Ronald Flatt, Chairman
 Andrew Erie, Vice Chairman
 Kenneth Frenchak Jr, Supervisor
 Edward Latuska, Supervisor
 Philip Wulff, Supervisor



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
 October 24, 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 6:29 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, Neil Ashbaugh, Robert Paroli and Cheryl Schaefer; Township Engineer Ron Olsen; and Township Secretary/Treasurer Anthony Amendolea.

APPROVAL OF AGENDA:

Ashbaugh motioned approving the agenda for the October 24, 2012 meeting, as presented. Schaefer seconded. Motion carried unanimously.

PUBLIC TO BE HEARD:

1. Mr. Nathan Brown, 798 Mercer Road: Mr. Brown presented a proposed plan to subdivide property on Jamisonville Road (Center Township Map 2F108 6A) for the purpose of constructing a single family home. He desires to use a Township abandoned road (Brackney Road). If he cannot use the road, he would have to create a fifty foot (50') right-of-way between Center Township Maps 2F108 6A and 2F108 6E. Due to an existing septic system, the drive would need to be located on the west property line. ***Frenchak motioned requesting the Board of Supervisors, with Township Solicitor Gallagher's assistance, review Mr. Brown's letter from Attorney Robert Stock on the use of Brackney Road right-of-way. Paroli seconded. Motion carried unanimously.***

MINUTES:

1. Regular Meeting Minutes - September 26, 2012: ***Sloan motioned approving the minutes of the Regular Meeting held September 26, 2012. Ashbaugh seconded. Motion carried unanimously.***

SUBDIVISIONS & LAND DEVELOPMENTS:

1. Elliott Lot Line Revision No. 2012-10-10, 337 E Brewster Rd, Final Approval, Expires 01/22/2013: Mr. Ed Elliott presented a plan to convey .23 acres (m/l) from Center Township Map 060-3F43-25 to 3F43-25A. Butler County Planning Commission had no comments per letter dated October 5, 2012. Township Engineer Olsen comments are, as follows:

- a. We suggest that the name of this submission be made consistent between the Applicant and the plan.
- b. The plan shows a public sanitary sewer extending along the south side of East Brewster Road which crosses each of the two lots that are being modified and no new building lots are being created by this submission; therefore no approval from BASA are required and no Sewage Facilities Planning Modules are required.
- c. This area of the Township experiences stormwater flooding. The standard on-lot sump detail should be added to the plan and the Applicants are advised that additional stormwater management measures may be required as part of building permit regulations per codified Ordinance Chapter 21 (Ord. 2011-05-02).
- d. The Lot identifications are confusing. The parcels should be assigned lot numbers that do not duplicate former lot identifications. Perhaps denoting County Tax Map numbers may be a solution.

Sloan motioned, with contingencies of (1) add the on lot detention sump detail to the plan and (2) denote Tax Map numbers on all parcels, recommending final approval to the Elliott Lot Line Revision No. 2012-10-10. Paroli seconded. Motion carried unanimously.

OLD BUSINESS:

- 1. East Hilltop Drive Stormwater: Olsen reported that East Hilltop Drive project is underway. Gregori Construction & Engineering has placed the pipe from the creek to East Hilltop Drive. Inlets are to be installed this week. East Hilltop Drive will be widened and paved based on weather conditions. Residents desire to have the road renamed.
- 2. Community Development Center: The Community Development Center is interested in meeting with the Township.

NEW BUSINESS: None

MISCELLANEOUS:

- 1. Cocca Development: Frenchak stated Cocca Development has an interested individual desiring to open a family amusement center in the vacant Dollar General location at 1698 North Main Street Extension (Center Township Map 060-S4-17AB).

ADJOURNMENT:

A motion was made by Frenchak to adjourn the Regular Meeting at 7:11 p.m. Schaefer seconded. Motion carried unanimously.

Anthony A. Amendolea
Township Secretary/Treasurer