

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



Anthony Amendolea, Secretary/Treasurer
Mark Lauer, Public Works Director
Richard Round, BCO/Zoning Official
Michael Gallagher, Solicitor
Olsen & Associates, Engineer

PLANNING COMMISSION
Regular Meeting Minutes
April 24, 2013
6:30 p.m.

CALL TO ORDER:

The Regular Meeting of the Center Township Planning Commission was called to order by Chairman Robert Sloan at 6:30 p.m. at the Center Township Municipal Building, 419 Sunset Drive, Butler PA 16001.

ROLL CALL:

Present, in addition to Chairman Sloan, were Vice Chairman Neil Ashbaugh; members Brad Cavaliero and Lloyd Eagal; Township Engineer Ron Olsen; and Secretary/Treasurer Anthony Amendolea. Member Cheryl Schaefer was absent.

APPROVAL OF AGENDA:

Sloan motioned approving the agenda for the April 24, 2013 meeting, as presented. Cavaliero seconded. Motion carried unanimously.

PUBLIC TO BE HEARD:

1. Ms. Cheryl Buffington, 325 Sunset Drive: Ms. Buffington received a permit for installing a fence. During a site visit, Building Code Official/Zoning Officer Round noticed the fence was installed three (3) to four (4) feet on property owned by Mr. Christopher Neil (Center Township Map 060-S4-9A). She stated that Mr. Neil granted her permission, by letter, to encroach onto his property, which Round said is not sufficient. *Sloan motioned (1) not requiring a resubmission of a land development based on the fence and (2) request Chairman Flatt contact Township Solicitor Gallagher to verify if a hold harmless agreement between the parties would suffice. Eagal seconded. Motion carried unanimously.*

MINUTES:

1. Regular Meeting, March 27, 2013: *Ashbaugh motioned approving the minutes of the Regular Meeting held March 27, 2013. Cavaliero seconded. Motion carried unanimously.*

OLD BUSINESS: None

NEW BUSINESS:

1. Terry Elliott, 5178 Elliott Road, 3rd Accessory Structure: Mr. Terry Elliott, 5178 Elliott Road, proposes to construct a third accessory structure, 28 x 32 garage (896 square feet) on Center Township Map 060-2F106-16AC. *Sloan motioned tabling the Terry Elliott's third accessory structure request due to no representation. Eagal seconded. Motion carried unanimously.*
2. Ray Johnston, 108 Heritage Lane, 3rd Accessory Structure: Mr. Troy Grossman, Contractor, stated Mr. Ray Johnston, 108 Heritage Lane, proposes to construct a third accessory structure, 28 x 30 garage (840 square feet) on Center Township Map 060-2F106-18. *Sloan motioned approving the construction the third accessory structure on Center Township Map 060-2F106-18. Eagal seconded. Motion carried unanimously.*
3. John Giles, 1736 North Main Street Extension, Rezone R-2 to C-1 Request: Ms. Kelly Giles, 101 Timothy Lane, submitted an application to rezone 1736 North Main Street Extension (Center Township Map 060-S4-B) from R-2, "Multi-Family Residential District to C-1, "Retail and Service Commercial District". *Ashbaugh motioned recommending approval of the Giles rezoning request of 1736 North Main Street Extension (Center Township Map 060-S4-B) from R-2, "Multi-Family Residential District to C-1, "Retail and Service Commercial District" which is consistent with the 2011 Center Township Comprehensive Plan. Cavaliero seconded. Motion carried unanimously.*

SUBDIVISION & LAND DEVELOPMENTS: None**MISCELLANEOUS:**

1. Chapter 20, Article V.I Review: The Planning Commission tabled this review until Jeff Pierce, Olsen and Associates, had the opportunity to make a recommendation to the Planning Commission. Consensus of the Planning Commission is to postpone until the Commonwealth Court's decision is made prior to amending the ordinance, if necessary.
2. Meadow Brook Apartments: Township Solicitor Gallagher issued an opinion that Meadow Brook Apartments is not required to post a performance bond for non-public improvements.
3. Stormwater Retention Ponds: Chairman Flatt stated some retention ponds are not being properly maintained. He asks the Planning Commission to consider Township maintaining the retention ponds.
4. American Disabilities Act (ADA) Sidewalk Ramps: PennDot is enforcing new regulations for placement of ADA walk ramps on all of their roads and intersections. If a state road intersects with a township road, PennDot would cover half of the cost while the Township would use Liquid Fuels monies. The Township will be required to maintain.

ADJOURNMENT:

Sloan motioned to adjourn the Regular Meeting at 7:48 p.m. Eagal seconded. Motion carried unanimously.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer