

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
May 22, 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; members Cheryl Schaefer; Brad Cavaliero and Lloyd Eagal; Township Engineer Ron Olsen; and Secretary/Treasurer Anthony Amendolea. Vice Chairman Neil Ashbaugh was absent.

APPROVAL OF AGENDA:

Sloan motioned approving the agenda for the May 22, 2013 meeting, as presented. Schaefer seconded. Motion carried unanimously.

PUBLIC TO BE HEARD:

1. Mr. Sam Isacco, 433 West Sunbury Road: Mr. Isacco proposes to subdivide 187 acres into four (4) non-building lots. He stated he would show a proposed street with a cul de sac and the lots would adjoin the cul de sac. The length of the street was questioned. Planning Commission recommended he asks his engineer to submit a plan for review.
2. Mr. Kurt Kern, 139 West Brewster Road: Mr. Kern would like to maintain his farm but convert barn be used for social events. Building Code Official/Zoning Officer Round asked Mr. Kern to attend to get an opinion from the Planning Commission. Sloan will discuss with Round and present a recommendation to the Planning Commission.

MINUTES:

1. Regular Meeting, April 24, 2013: *Sloan motioned approving the minutes of the Regular Meeting held April 24, 2013. Cavaliero seconded. Motion carried unanimously.*

OLD BUSINESS: None

NEW BUSINESS:

1. JWA Group, 1818 & 1820 North Main Street Extension, Rezone R3 to C2: Mr. Terry Astleford, JWA Group, requests to rezone 1818 and 1820 North Main Street Extension (Center Township Maps 060-2F63-20EA and 060-2F63-20E, respectively) from R-3, High Density Residential District to C-2, Heavy Highway Commercial District. Mr. Bill Sittig stated they would accommodate property (Center Township Map 060-S2-1) located to the south with access to the traffic signal. Because of elevation, a natural buffer is present. They propose to construct a Sheetz store with six (6) gasoline dispensing units plus car wash and a pharmacy. They plan to correct PennDot's stormwater runoff by diverting into a retention pond. Mr. Sittig stated the rezoning is not spot zoning. *Eagal motioned recommending approval of the JWA Group Rezone Request 2013-02. Cavaliero seconded. Motion carried unanimously.*
2. Stormwater Retention Ponds: At last month's Planning Commission meeting held on April 24, 2013, Flatt stated some retention ponds are not being properly maintained and asked the Planning Commission to consider the Township maintaining the retention ponds. At the Board of Supervisors meeting held on May 8, 2013, the Board authorized the Planning Commission to study the feasibility of the Township maintaining stormwater retention ponds and make a recommendation. New development could be required to have property owners pay a fee to maintain retention ponds. Funds will be placed in the General Fund. Has a precedence been established in the State? Liens could be placed on property, if not maintained. Residents could be asked to pay which some may or may not. We need to work together for the future.

SUBDIVISION & LAND DEVELOPMENTS: None

MISCELLANEOUS: None

ADJOURNMENT:

Sloan motioned to adjourn the Regular Meeting at 8:45 p.m. Cavaliero seconded. Motion carried unanimously.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer