

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
December 18, 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 6:34 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 Thomas Schiebel; and Secretary/Treasurer Anthony Amendolea. Vice Chairman Neil Ashbaugh and Township Engineer Ron Olsen were absent.

PUBLIC TO BE HEARD: None

MINUTES:

1. Regular Meeting, November 20, 2013: *Cavaliero motioned approving the minutes of the Regular Meeting held November 20, 2013. Schiebel seconded. Sloan abstained. Motion carried unanimously.*

SUBDIVISION & LAND DEVELOPMENTS: None

NEW BUSINESS:

1. Self Storage Facility: Mr. Dave Herold, who was not in attendance, desires to add indoor self storage units at the Kerr's Business Center (Center Township Map S4-23D) which is zoned as C-1, Retail and Service Commercial District. The Planning Commission discussed the proposed revisions presented by Building Code Official/Zoning Officer Round. *Sloan motioned (1) not to permit self storage units in the C-1, Retail and Service Commercial District and (2) recommend considering permitting self storage units in the C-2, Highway Commercial District. Schiebel seconded. Motion carried unanimously.*

OLD BUSINESS:

1. Bucolic Halls: Mr. and Mrs. Kurt Kern were to present changes to the proposed ordinance presented by Building Code Official/Zoning Officer Round. Since they were not present, *Schaefer motioned tabling the review of the Bucolic Halls proposed ordinance until information is received from Mr. and Mrs. Kern. Schiebel seconded. Motion carried unanimously.*

2. Container Storage Area: Based on the Planning Commission recommendations, Building Code Official/Zoning Officer Round provided the following comment for setting a time limitation:

“There MUST be a time limitation or the site will become a container junk yard. Without time limitation, it would be very lucrative for the property owner to take a onetime payment to allow someone to place a container of used tires or even toxic waste on the site knowing that in 20 or 30 years the property owner will no longer be around. An example of this is Joe Soose’s property on Swamp Run Rd. The property is littered with junk and junk cars that someday the Township will be responsible for. Increasing the time limitation to two (2) years would be acceptable, however you may also want to increase the offsite time to 60 or 90 days.”

The Planning Commission does not concur with the recommended change for the minimum time limit. They concur with the remaining changes.

Sloan motioned recommending, as stated above, adopting the Container Storage Area ordinance, as a conditional use, in the C-2, Highway Commercial District. Cavaliero seconded. Motion carried unanimously.

3. Recreational Vehicle Sales: Schiebel discussed with Building Code Official/Zoning Officer Round how business would affect traffic on State Route 8 corridor. Traffic would be regulated by PennDot. Round had presented a proposal to the Board of Supervisors to combine the two (2) “C” Districts and the two (2) “M” Districts, which was never acted on. Round proposes the following:
 - a. To permit the sales, rental, service and repair of automobiles, light trucks, RVs, motorcycles, ATV’s, snowmobiles and boats in the C-1, C-2, M-1 and M-2 Districts;
 - b. To prohibit the sales, rental, service and repair of heavy equipment in the C-1 District;
 - c. To permit the sales, rental, service and repair of heavy equipment in the C-2, M-1 and M-2 Districts;
 - d. To permit light vehicle “Fuel-dispensing Facilities” (gas stations) in the C-1, C-2, M-1 and M-2 Districts;
 - e. To prohibit large commercial (tractor & trailer) “Fuel-dispensing Facilities” in the C-1 District;
 - f. To permit large commercial vehicle (tractor & trailer) “Fuel-dispensing Facilities in the, C-2, M-1 and M-2 Districts;
 - g. To permit the retail sale of new parts for light vehicles in the C-1, C-2, M-1 and M-2 Districts;
 - h. To prohibit the retail sale of new parts for heavy equipment in the C-1 District;

- i. To permit the retail sale of new parts for heavy equipment in the C-2, M-1 and M-2 Districts;
- j. To prohibit the sale of used parts in all but the M-2 District;
- k. To prohibit the sale and service of new and used Manufactured Housing (Mobile Homes) in the C-1 District; and
- l. To prohibit the sale and service of used Manufactured Housing (Mobile Homes) in the C-2 District.

Cavaliero motioned recommending approving the Motor Vehicles ordinance, as revised, for the C-1, Retail and Service Commercial District; C-2, Highway Commercial District; M-1, Light Industrial District; and M-2, Heavy Industrial District. Schiebel seconded. Motion carried unanimously.

MISCELLANEOUS: None

ADJOURNMENT:

Sloan motioned to adjourn the Regular Meeting at 7:30 p.m. Schiebel seconded. Motion carried unanimously.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer