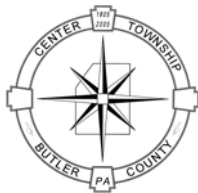


Board of Supervisors:  
Edward Latuska, Chairman  
Alan Smallwood, Vice Chairman  
, Supervisor  
Kenneth Frenchak Jr, Supervisor  
Philip Wulff, Supervisor



Anthony Amendolea, Secretary/Treasurer  
Michael Gallagher, Solicitor  
Olsen & Associates, Engineer

**PLANNING COMMISSION**  
Regular Meeting Minutes  
December 23, 2015  
6:30 p.m.

**CALL TO ORDER:**

The Regular Meeting of the Center Township Planning Commission was called to order by Chairman Thomas Schiebel at 6:35 p.m. The meeting was held at the Unionville Volunteer Fire Company Firehall, 102 Mahood Road, Butler PA 16001.

**ROLL CALL:**

Present, in addition to Chairman Schiebel, were members Brad Cavaliero, Kasey McCollough and Cheryl Schaefer; Township Engineer Ronald Olsen; and Secretary/Treasurer Anthony Amendolea. Member Neil Ashbaugh was absent.

**APPROVAL OF AGENDA:**

*Schiebel motioned approving the agenda for the December 23, 2015 meeting, as presented. Cavaliero seconded. Motion carried.*

**PUBLIC TO BE HEARD:** None

**MINUTES:**

*Schiebel motioned approving the minutes of the Regular Meeting held on Wednesday, November, 18, 2015. McCollough seconded. Motion carried.*

**SUBDIVISION & LAND DEVELOPMENTS:** None

**OLD BUSINESS:** None

**NEW BUSINESS:**

1. Tax Increment Financing: Supervisor Frenchak stated that 2016 will be a good year for the Township. The Sheetz and Rite Aid received final approval, the Supervisors are investigating the possibility of creating a Tax Increment Financing plan, Duffy Highlands may be developed and POS Future is proposing an expansion near the Starlight Drive-In. The Tax Increment Financing and the Economic Resource Overlay District is priority. The Tax increment Financing area may include the current Veterans Administration property (Center Township Map 060-2F43-31B) and the proposed Duffy Highlands (Center

Township Maps 060-S7-B and BA). The area will be within the southwestern portion of the Township lacking utilities. A percentage of the real estate property tax is placed in a separate fund to pay for the infrastructure. The taxing authorities, Butler County, Butler Area School District and Center Township, must agree on the percentage.

2. Economic Resource Overlay District: Cambridge Healthcare Solutions PA asked the Board of Supervisors to consider rezoning three properties to C-1, Retail and Service Commercial District. Those properties were Center Township Maps 060-3F43-31BA (146.97 acs m/l), 060-3F43-30 (19.663 acs m/l) and 060-3F43-30U (within Center Township). The Board does not feel the rezone is the correct option. They propose creating an Economic Resource Overlay District to limit type of development consisting of Center Township Maps 060-3F43-29, 29A, 30, 30U (within Center Township), 30W, 30Y, 31, 31B, 31BA and Center Township Maps 060-2F104-10, 10A, 10AA, 10B, 10X, 11, 11A and 11D. The consensus of the planning commission is not to permit retail within the overlay district. The proposed ordinance mirrors Butler Township's "I" Institutional Overlay District. A copy of the ordinance was provided to Cambridge Healthcare for their opinion. ***Schiebel motioned tabling the Economic Resource Overlay District ordinance. McCollough seconded. Motion carried.***

#### MISCELLANEOUS:

#### ADJOURNMENT:

***Schiebel motioned adjourning the Regular Meeting at 8:30 p.m. Schaefer seconded. Motion carried.***

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ANTHONY A. AMENDOLEA  
Township Secretary/Treasurer