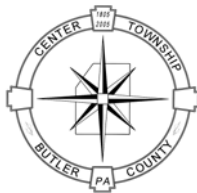


Board of Supervisors:

Edward Latuska, Chairman
Alan Smallwood, Vice Chairman
Ronald Flatt, Supervisor
Kenneth Frenchak Jr, Supervisor
Philip Wulff, Supervisor



Anthony Amendolea, Secretary/Treasurer
Michael Gallagher, Solicitor
Olsen Craft Associates, Engineer
Patrick Gauselmann, Zoning Officer

CENTER TOWNSHIP PLANNING COMMISSION
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Regular Meeting Minutes February 22, 2017 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 6:31 p.m. at the Unionville Volunteer Fire Company Firehall, 102 Mahood Road, Butler PA 16001.

ROLL CALL:

Present, in addition to Schiebel, were members Brad Cavaliero, Kasey McCollough and Robert Sloan; and Secretary/Treasurer Anthony Amendolea. Member Neil Ashbaugh was absent. Township Engineer Ronald Olsen arrived at 6:35 p.m.

APPROVAL OF AGENDA:

Schiebel motioned approving the agenda for the February 22, 2017 meeting. Cavaliero seconded. Motion carried.

PUBLIC TO BE HEARD:

1. Mr. Ed Elliott, 107 Shanor Heights: Mr. Elliott owns property at 115 Henricks Road (Center Township Map 060-S3-6A). He wants to construct a 4,500 square foot building for commercial entities. It was suggested he contact Mr. John Nath, Professional Code Services, to verify Uniform Construction Code requirements for an occupancy ready structure. If he placed a garage on the property, the limit would be six hundred (600) feet.
2. Ms. Wendy DeFrancis, 205 Milheim Drive: Ms. DeFrancis owns property at 203 Milheim Drive (Center Township 060-S2-A24) with a shed on it. She wants to construct a garage on the property. She was informed that the best solution would be to remove the lot line between Center Township Map 060-S2-A23 and Center Township Map 060-S2-A24.
3. Mr. Kenneth Frenchak, 110 Walker Drive: Mr. Frenchak stated that PennDot wants to meet with Butler County Commissioners, Butler Township Commissioners and Center Township Supervisors to discuss the expansion of the cloverleaf at State Route 422.

MINUTES:

Schiebel motioned approving the minutes of the Regular Meeting held on Wednesday, January 25, 2017. Sloan seconded. Motion carried.

SUBDIVISION & LAND DEVELOPMENTS:

1. Jiffy Mart Land Development No. 2017-02-02, Final, Expires 05/20/2017: Mr. James Day presented. Mr. Paul Gill proposes relocating the existing retaining wall to provide space to expand current business.
 - a. The new flat area resulting from the regrading will be gravel surfaced and stormwater management will be provided as part of the future approval of the Land Development.
 - b. Approval of this Retaining Wall Relocation Submission does not approve the Land Development.

Schiebel motioned, based on Township Engineer Olsen's recommendation, contingent on the receipt of the Butler County Planning Commission review letter, recommending granting final approval of the Jiffy Mart Land Development No. 2017-02-02 for the relocation of the retaining wall. Sloan seconded. Motion carried.

OLD BUSINESS:

1. Comprehensive Plan Review Committee: Township Engineer Olsen stated Mr. Chris Francis was not available. Mr. Rick Grossman would be available after May 2017. Mr. Kenneth Frenchak volunteered to serve on the committee. He stated that Mr. John Brautigam is interested. Schiebel will contact Mr. Larry Moses to see if he is interested.

NEW BUSINESS:

1. Proposed Planned Residential Development Ordinance: The Board of Supervisors scheduled a public hearing for Monday, March 6, 2017 at 6:00 p.m. to be held at the Unionville Volunteer Fire Company firehall. *Cavaliero motioned recommending the approval of the Planned Residential Development Ordinance. Schiebel seconded. Motion carried.*

MISCELLANEOUS: None

ADJOURNMENT:

Schiebel motioned adjourning the Regular Meeting at 7:35 p.m. Cavaliero seconded. Motion carried.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer