

Board of Supervisors:
Edward Latuska, Chairman
Alan Smallwood, Vice Chairman
Andrew Erie, Supervisor
Kenneth Frenchak Jr, 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 23, 2014
6:30 p.m.

CALL TO ORDER:

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

ROLL CALL:

Present, in addition to Ashbaugh, were members Brad Cavaliero, Cheryl Schaefer and Robert Sloan; Township Engineer Ron Olsen and Secretary/Treasurer Anthony Amendolea. Chairman Thomas Schiebel was absent.

APPROVAL OF AGENDA:

Schaefer motioned correcting the agenda for the April 23, 2014 meeting, by adding New Business, Item 2, "Shakely Conditional Use". Cavaliero seconded. Motion carried.

PUBLIC TO BE HEARD:

1. Mr. Kenneth Frenchak, Supervisor: On behalf of the Board of Supervisors, Frenchak commended the Planning Commission for the work they are doing.

MINUTES:

Cavaliero motioned approving the minutes of the Regular Meeting held February 26, 2014. Schaefer seconded. Motion carried.

SUBDIVISION & LAND DEVELOPMENTS:

1. Dunkel Lot Line Revision No. 2014-04-02, Final, Expires 7/21/2014: Mr. George Dunkel, 102 Brandon Road, desires to convey .13 acres (m/l) from Center Township Map 060-S5-11 to Center Township Map 060-S5-11A. Butler County Planning Commission had no comments per letter dated April 11, 2014. Township Engineer Olsen had no comments. *Sloan motioned recommending final approval of the Dunkel Lot Line Revision No. 2014-04-02. Schaefer seconded. Motion carried.*

OLD BUSINESS:

1. Mineral Extraction Ordinance: This item was tabled at the January 22, 2014 meeting for further review. Mr. Ron Flatt, former supervisor, approved by the Board to assist with the Mineral Extraction ordinance, presented a proposed amendment from Mr. Jeff Pierce, Olsen and Associates. Mr. Flatt asked the Planning Commission to review the proposed ordinance and provide comments to him. He desires to (1) maintain the deep mining overlay, (2) no surface activity in the "R-1", Single Family Residential District; "R-2", Multi-Family Residential District except in the southwest portion of the Township; and "R-3", High Density Residential District, and (3) preserve the right of residents to lease their property. Mr. Flatt desires to extend the Deep Mining Overlay to include the area situated west of Minich Road (T-420), east of Mahood Road (T-860), south of Jamisonville Road (T-832), and north of Sunset Drive (T-442).

NEW BUSINESS:

1. Associated Tax Service Pre-Application, 2126 William Flynn Highway: Mr. Scott Hepfl wants to add a 994 square foot addition to the existing building located at 2126 William Flynn Highway (Center Township Map 060-S5-B12A). Mr. Hepfl requests a waiver of Chapter 14, Subdivision and Land Development, Article III, Modifications or Waivers, Section 14-302, Land Development, Paragraph B. and an exemption of Chapter 21, Stormwater Management, Article III, Stormwater Management Standards, Section 21-302, Exemptions/Modifications. *Schaefer motioned recommending granting a waiver of Chapter 14, Subdivision and Land Development, Article III, Modifications or Waivers, Section 14-302, Land Development, Paragraph B. and an exemption of Chapter 21, Stormwater Management, Article III, Stormwater Management Standards, Section 21-302, Exemptions/Modifications. Sloan seconded. Motion carried.*
2. Shakely Conditional Use No. 2014-01: Mr. Anthony Shakely, 963 Sunset Drive (Center Township Map 060-2F106 14/1), submitted a conditional use application to convert a garage into an apartment for his elderly parents. The current structure is twenty-four (24) feet by twenty-eight (28) feet. He will add an addition of fourteen (14) feet by twenty-four (24) feet. *Cavaliero motioned recommending approval of the Shakely Conditional Use No. 2014-01 and waive any land development requirements, if necessary. Schaefer seconded. Motion carried.*

MISCELLANEOUS:

1. Sheryl Buffington's Daycare Palace, 325 Sunset Drive: Sloan stated that Ms. Sheryl Buffington was granted a waiver of two (2) winters to have the dumpsters in the front of the building. He asks that Building Code Official/Zoning Officer Round notify Ms. Buffington to move the dumpsters to the rear of the building.
2. Sheetz Development: Engineering has been awarded. Sheetz plans to open in 2015. Sloan would like to have the property zoned to "C-1", Retail and Service Commercial District from "C-2", Highway Commercial District. This would entail an ordinance amendment to add "gas dispensing" in the "C-1" Retail and Service Commercial District.

ADJOURNMENT:

Cavaliero motioned to adjourn the Regular Meeting at 8:10 p.m. Schaefer seconded. Motion carried.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer