

CENTER TOWNSHIP
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PLANNING COMMISSION
Regular Meeting Minutes
April 26, 2006

CALL TO ORDER: The regular meeting of the Center Township Planning Commission was called to order at 6:30 p.m. by Vice-Chairman Bob Sloan. The meeting was held at the Township Building at 419 Sunset Drive, Butler, PA 16001.

ROLL CALL: Present, in addition to Sloan, were members John Keffalas, Jeff Olen, and Bob Paroli; Township Engineer Ron Olsen; and Township Secretary Martha Hufhand. Ken Frenchak was absent.

PUBLIC TO BE HEARD: None.

MINUTES:

- 1. Paroli made a motion to approve the minutes of the Regular Meeting held March 22, 2006. Olen seconded. Motion carried unanimously.**
- 2. Keffalas made a motion to approve the minutes of the Weser Public Hearing held April 19, 2006. Paroli seconded. Motion carried unanimously.**

SUBDIVISIONS & LAND DEVELOPMENTS:

- 1. Kuzora, Albert, Land Development, 06-01-01, 1640 N. Main St. McGarvey presenting. This land development is for a 30' x 30' garage. Since abutting properties are owned by Kuzora, Olen made a motion to recommend granting the requested modification so that the existing buffering be approved in place of the Type "A" buffer required, reference Section 20-1306 of the Ordinance. Keffalas seconded. Motion carried unanimously. Olen made a motion to recommend final approval to the Kuzora land development. Keffalas seconded. Motion carried unanimously.**
- 2. McCandless/Weitzel/Kaltenbach, LLR #06-04-06, 124 Swamp Run Road: Cheryl Hughes presenting. Keffalas made a motion to recommend granting the requested modification to scale for the 111.28 acre remnant, reference Section 14-403G of the ordinance. Paroli seconded. Motion carried unanimously. Olen made a motion to recommend granting final approval to LLR #06-04-06. Keffalas seconded. Motion carried unanimously.**

PREAPPLICATION: Stoughton Acres Golf Course, Rick Hangliter and Van Smith presenting. They have an interest in adding living quarters on Stoughton Golf Course. They are thinking of two buildings, with 4 units each, two bedrooms, two baths, and a kitchenette. They all were in favor of what the developer has in mind; however, they were not satisfied that the ordinance is adequate. **Sloan made a motion to amend the zoning ordinance to consider onsite accommodations as a conditional use on golf courses in the R-1A District. Paroli seconded. Motion carried unanimously.** Olen was charged to prepare a draft amendment to the ordinance, and he asked the other members to call him if they have any thoughts on what should be included in the amendment.

ADJOURNMENT: Paroli made a motion to adjourn at 7:45 p.m. Olen seconded. The motion carried unanimously.

MARTHA A. HUFHAND
Township Secretary