

CENTER TOWNSHIP
419 Sunset Drive
Butler, PA 16001
Phone: 724-282-7805
FAX: 724-282-6550

PLANNING COMMISSION
Regular Meeting Minutes
April 27, 2005

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

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

PUBLIC TO BE HEARD: None

MINUTES: Olen made a motion to approve the minutes of the Regular Meeting held March 23, 2005. Paroli seconded. Motion carried unanimously.

SUBDIVISIONS & LAND DEVELOPMENTS:

McAnallen, Keith, Minor Subdivision #03-08-17, Final Approval: Keith McAnallen presenting to resubmit a previously approved plan. Original plan was approved but not recorded in the required time. Frenchak made a motion to recommend final approval of the subdivision. Olen seconded. Motion carried unanimously.

Cherrywood Springs, LLR #05-04-04, Preliminary and Final Approval: Jerome Oliver presented the plan. Lot 4 front line moves forward. Lot 5 is being made larger due to topography. This is a lot line revision. No additional lots are being created. Olen made a motion to recommend preliminary and final approval, with the contingency to show current lot lines to be removed. Sloan seconded. Motion carried unanimously.

Oesterling/Center Township Right-of-Way: Ron Olsen presented the plan. Keffalas made a motion to recommend preliminary and final approval. Olen seconded. Motion carried unanimously.

PREAPPLICATION OF LAND DEVELOPMENT:

Steve Paraska, 305 Evans Road, Butler, PA, presented proposed plan. The lot is approximately 2 acres and is zoned C-1, Retail and Service Commercial District. He is proposing a condominium office building. Public sewers and water are present. Mr. Paraska wants to build three buildings on one lot. Chapter 20, Article IV, Section 20-403 C of the Center Township Codified Ordinances states only one principal structure is permitted on one lot. Frenchak made a motion that the Supervisors consider amending the ordinance to permit up to three principal structures one one parcel in the C-1, Retail and Service Commercial District. Olen seconded. Motion carried unanimously. Mr Paraska will attend the Agenda setting meeting, May 9, 2005, to discuss this with the Supervisors.

REFERRALS FROM BOARD OF SUPERVISORS:

1. Mineral Extraction Overlay Ordinance: G.P. Baroffio, Vice President,, and John Saugrien representing Amerikohl Mining INC in explaining why an amendment to the Zoning Ordinance is needed. Keffalas suggested daily time work limits be placed on mining operations. Frenchak, Keffalas and Olen stated they would have preferred helping draft the overlay district amendment rather than reviewing a draft amendment already prepared by the Supervisors. Sloan suggested that mineral extraction be a permitted use in all of R-1A, Low Density Residential District, as well as M-1, Light Industry District, and M-2, Heavy Industrial District. Paroli and Sloan have no problem with the draft ordinance, as presented.

2. Ordinance for professional consultant fees: Frenchak made a motion to table action due to late time. Olen seconded. Motion carried unanimously.

MISCELLANEOUS:

1. Sanitary Sewage Approval Procedures: Jim Tomosich and John Shon, Butler Area Sewer Authority, presented the General Sewer Service District that affects Center Township. The Water Pollution Control Agreement between various municipalities created the Butler Area Sewer Authority, which adopted Alternative Number 5A. Sewage service in the southern half of the Township is to connect into the Butler Area Sewer Authority system. If gravity service is feasible, pumping is not allowed. The Butler Area Sewer Authority is approached often to sewer the Herold farm and developers are told that gravity sanitary sewers are available, if Aubrey allows expansion. Butler Area Sewer Authority has been approached by proposed developers of the Adamosky farm. Sewers currently extend along Benbrook Road and the Authority has taken the position that the Adamosky farm can be served by gravity service, if the developer extends the public sewers. The Butler Area Sewer Authority does, however, have a Department of Protection consent order limiting new taps until infiltration and inflow is reduced. A "Connection Permit Allocation Policy" was given to the Planning Commission.

2. Aubrey Rezoning: Sloan submitted a letter that he wanted entered into the minutes explaining why he voted "NO" but maybe he should have voted "YES". Letter is attached.

ADJOURNMENT: Keffalas made a motion to adjourn at 9:20 p.m. Olen seconded. Motion carried unanimously.

JOHN KEFFALAS
Planning Commission Secretary

Enclosure: Letter from Sloan