

Board of Supervisors:
Thomas Schiebel, Chairman
Andrew Erie, Vice Chairman
Ronald Flatt, Supervisor
Kenneth Frenchak Jr, Supervisor
Edward Latuska, Supervisor



Michael Gallagher, Solicitor
Olsen & Associates, Engineer
Anthony Amendolea, Secretary/Treasurer
Mark Lauer, Public Works Director
Richard Round, BCO/Zoning Official

PLANNING COMMISSION

Regular Meeting
May 26, 2010
6:30 p.m.

CALL TO ORDER:

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

ROLL CALL:

Present were Chairman Sloan; Vice Chairman A J Lynd; members Kenneth Frenchak, Robert Paroli, and Cheryl Schaefer; and Township Secretary/Treasurer Anthony Amendolea. Township Engineer Ron Olsen was absent.

APPROVAL OF AGENDA:

Lynd motioned to approve the agenda for the May 26, 2010 meeting as presented; Frenchak seconded. Motion carried unanimously.

PUBLIC TO BE HEARD: None

MINUTES:

Lynd motioned to approve the minutes of the Regular Meeting held April 28, 2010; Schaefer seconded. Motion carried unanimously.

NEW BUSINESS:

1. Home Occupation, 150 South Dr: Ms. Sandra Glover presented her plan to open a dog/cat day care center. Her sister and she would accept small pets up to 40 pounds. The hours would be from 7:00 a.m. to 7:00 p.m. They would prefer a consistent customer base but will accept pets for vacationing families or short term. They would have twelve (12) to thirteen (13) animals at any one time. The animals would be housed in pet crates in the garage, which is air-conditioned for comfort. The animals would be exercised within the fence area of the pool.

Paroli was concern with neighbors' opinions. Ms. Glover stated she did not discuss her plan with the neighbors.

Frenchak's concerns were if there were (1) any similar businesses in the area and (2) how they would address any noise and/or nuisance complaints. Ms. Glover stated her property has 1.5 acres. Her property is separated from 124 South Drive by an acre and 200 South Drive by two (2) acres.

Lynd agreed the dwellings were further apart than most residential areas of the township. Although he thought it was a good idea, he opposed the possibility of being a kennel for overnight stays.

The consensus of the Board is to allow the home occupation. They suggest Ms. Glover arrange a walk through of the property with Building Code Official/Zoning Officer Round before proceeding further.

2. Occupancy Load, First United Methodist Church, 1802 N Main St Ext: No representative was present. The building currently has a temporary occupancy until November 25, 2010. Construction drawings prepared by RSSC Architecture, dated October 19, 2009, allows a total occupancy load of 1,217 occupants. First United Methodist Church is requesting to increase the occupancy load from 500 to 1,045.

Sloan commented on the parking situation. Currently, based on drawings submitted to the township, they have 153 parking spaces. According to Center Township Codified Ordinances, Chapter 20, Article XV, Section 20-1501.F, Churches and Schools, require one space for each five seats or 209 parking spaces. In addition, with permission, they are permitted to use of 50 percent of the former Kerr's Furniture Store parking or 56 spaces. The total available parking is 209 spaces. However, they are utilizing all of the spaces available for Kerr's Furniture Store, Mazzanti's Beans and Cream, both sides of the Mercer Road entrance, and Ghostriider's parking well over the 153 spaces currently authorized. Sewage is another concern, which should be verified with the Sewage Enforcement Officer Colombo. Sloan also suggests the Board of Supervisors revisit impact fees.

SUBDIVISIONS & LAND DEVELOPMENTS: None

OLD BUSINESS: None

MISCELLANEOUS:

The members received copies of the proposed sign ordinance along with Building Code Official/Zoning Officer Round's comments. They received Round's suggestions for zoning changes not including mobile home parks and zoning changes for manufacture home parks. They will provide comments to Building Code Official/Zoning Officer Round for submission to Mr. Jeff Pierce, Olsen Engineering and Associates.

Sloan suggested to the members to review the road survey map for the comprehensive plan. In particular, the Route 8 corridor from the Butler Township/Center Township line to Benbrook Road. The purpose is to determine what portion should be considered for commercial property, extend Holyoke Road to Route 8, and reopen the old road near the Budget Store and their warehouse.

ADJOURNMENT:

A motion was made by Sloan to adjourn the Regular Meeting at 7:28 p.m. Lynd seconded. Motion carried unanimously.

Anthony A. Amendolea
Township Secretary/Treasurer