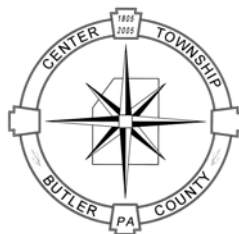


Board of Supervisors:
Ronald Flatt, Chairman
Andrew Erie, Vice Chairman
Brian Hortert, Supervisor
Edward Latuska, Supervisor
Thomas Schiebel, Supervisor



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

PLANNING COMMISSION

Regular Meeting

June 24, 2009

6:30 p.m.

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 Chairman Frenchak, were members A.J. Lynd, Bob Sloan came in at 6:45pm, Bob Paroli; Township Engineer Ron Olsen and Secretary; Crystal Wilson. Member Cheryl Schaefer was absent.

APPROVAL OF AGENDA:

Lynd made a motion to approve the June 24, 2009 meeting agenda as is; seconded by Frenchak. Motion carried unanimously.

PUBLIC TO BE HEARD: NONE

MINUTES:

1. May 27, 09 Meeting Minutes-
Lynd made a motion to approve the meeting minutes for May 27, 2009; seconded by Frenchak. Motion carried unanimously.

SUBDIVISIONS & LAND DEVELOPMENTS:

1. Community Alliance Church Phase 1 re-approval- Virgil Lucas told the board that Community Alliance Church is needing re-approval of their phase 1 plan that has previously been approved by both the Planning Commission and the Board of Supervisors because the plan was not recorded in time.
Lynd made a motion to grant preliminary and final approval to Community Alliance Church phase 1 plan; seconded by Paroli. Motion carried unanimously.
2. Center Township Maintenance Building Land Development- Olsen stated that this plan has been revised to comply with what Gateway Engineering stated in their review letter. He stated that all the issues were addressed and a representative from Gateway Engineering agreed.
Paroli made a motion to grant preliminary and final approval to the Center Township Maintenance Building Subdivision and Land Development, application number 09-05-05; seconded by Lynd. Motion carried unanimously.
3. Ritenour Subdivision- Richard Ritenour proposed a subdivision of Lot 3A from existing Lot 3, comprised of 131 acres. Lot 3A is bounded on the east by two tracts bearing 19.77 acres and 51 acres, respectively labeled as tax map number 060-3F43-21A and 21, both owned by Mr. Ritenour. Only tax parcel 21 borders Benbrook Road. The owner proposes to dedicate a fifty foot strip of land from the southern boundary of tax parcels 21A and 21 to provide a flag strip access to Lot 3. A driveway extending from South Benbrook Road to structures on Lot 3 currently exists within this area. The property owner also proposes to dedicate 125 feet in width of land paralleling the 50 foot strip to provide sufficient R-1A frontage on South Benbrook for and as part of proposed Lot #a. All parcels are served by private water and sewer and perc test locations are noted on Lot 3A.
Lynd made a motion to grant preliminary and final approval to the Ritenour subdivision; seconded by Sloan. Motion carried unanimously.
4. Adamosky Subdivision- Troy and Carrie Adamosky represent this plan for Frank and Betsy Adamosky. Frank and Betsy Adamosky, owners of 40.98 acres of land bearing an existing dwelling and accessory structures and fronting South Benbrook Rd., propose the subdivision of Lot 2A, consisting of 3 acres. Access and frontage are provided by a proposed 50 foot right of way which encompasses the existing driveway. Water and sewer are private. All comments were fixed but #4 on Olsen's review letter which states; Approval of the required sewage facilities planning module by the DEP should be a condition of plan approval.
Lynd made a motion to grant preliminary and final approve of the Adamosky Subdivision contingent upon DEP approval of the sewage facilities planning module; seconded by Frenchak. Motion carried unanimously.
5. Crawford/ McDonald Lot Line Revision- Jan and Cathy McDonald, owners of parcels 8A

and 3D, respectively 58.547 and 55.49 acres, propose land transfer between Parcels 8A and 3D and Parcel 8, owned by Dennis and Cindy Crawford, consisting of 11.416 acres, and zoned R1-A. Parcel 8A is zoned R-1 while adjoining Parcel 3D lies within the C-2 Zoning District. The property owners propose to transfer 1.393 acres of land, primarily consisting of an existing access strip to Benbrook Road from Parcel 8A to Parcel 8. In turn, .637 acres is proposed to be transferring from Parcel 3D to adjoin and be combined with the additional lands deeded to Parcel 8, resulting in 13.446 acres with Parcel 8. Finally, 1.144 acres is proposed to be transferred from parcel 3D to Parcel 8A to replace the overall 75 foot wide access strip conveyed to Parcel 8. Olsen addressed the points on his letter that needed to be added or changed. He stated to resolve #1 on the review letter a request for a modification would have to be written and signed by Mr. McDonald in order to accept the scale plats smaller than 100 feet to one inch. Other issues that would need to be address included the following points on Olsen's review letter:

#2. Parcel 8 is mislabeled as "8A" with the parcel lines of the plat.

#4. The plat should include the standard disclaimer note that a highway occupancy permit is required through the Pennsylvania Department of Transportation as the legal access from Benbrook Road to Parcel 8A will shift northward.

#5. Each areas of land to be severed and conveyed to an adjoining tract should be clearly labeled with a separate parcel number and referenced by that number in the notes.

#7. All property owners must sign plat. An appropriate number of signature blocks should be provided for all owners to verify that both property owners agree with the proposed lot line revision.

Frenchak made a motion to grant preliminary and final approval contingent upon points 1,2,4,5, and 7 on Olsen's letter be corrected; seconded by Paroli. Motion carried unanimously.

Frenchak made a motion to accept the request for a modification for point #1 on Olsen's letter from Jan McDonald; seconded by Lynd. Motion carried unanimously.

Frenchak made a motion to amend the Township Zoning Map such that the Zoning District boundaries coincide with the revised parcel lines; seconded by Lynd. Motion carried unanimously.

ADJOURNMENT:

Frenchak made a motion to adjourn at 7:17pm; seconded by Lynd. Motion carried unanimously.

CRYSTAL WILSON
Township Secretary