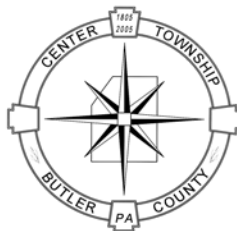


Board of Supervisors:  
Ronald Flatt, Chairman  
Andrew Erie, Vice Chairman  
Brian Hortert, Supervisor  
Edward Latuska, Supervisor  
Thomas Schiebel, Supervisor



Michael Gallagher, Solicitor  
Olsen & Associates, Engineer  
Stephanie Sellers, Secretary  
Anthony Amendolea, Treasurer  
Mark Lauer, Public Works Director

**PLANNING COMMISSION**  
**Regular Meeting Minutes**  
**June 28, 2006**

**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 Ken Frenchak were, Vice Chairman Robert Sloan; Members John Keffalas and Bob Paroli; Township Engineer Ron Olsen; Township Secretary Stephanie Sellers. Secretary Jeff Olen was absent.

**PUBLIC TO BE HEARD:** Aaron Vicari asked the planning commission to grant a variance to not be required to put a sump pump on property, 209 Blossom Drive, being developed by D& D Beblo, Dennis Beblo.

**Keffalas made a motion to submit the request to the Board of Supervisors under the condition that a field study for relief of sump pump be done by George White of Olsen Engineering. Bob Sloan seconded the motion. Motion carried unanimously.**

**MINUTES:** Chairman Ken Frenchak made a motion to approve the minutes of the Regular Meeting held May 24, 2006, with the correction of an error made in omitting the last name of Michelle *Falconiero*, who was representing Verizon Wireless. Keffalas seconded. Motion carried unanimously.

**OLD BUSINESS:** Ken Frenchak made a motion to submit a draft ordinance amendment (see attached) to the Board of Supervisors to open further discussion between the Planning Commission and Board of Supervisors in regards to the Stoughton Acres proposal. John Keffalas seconded the motion stating that he does not feel that the requirements can be met based on Sections 20-501, 20-502 (subparagraph A) 20-503, 20-504, 20-202 (subparagraph 80, 81, 82) 20-302. Keffalas wanted it to be known: "I do not think they should be permitted to use accommodation on the *off* season, or for people who are not there for the purpose of golfing". Motion carried unanimously.

Leaf burning issue: **As a request from the Board of Supervisors to amend the Burning Ordinance, John Keffalas made a motion to table the leaf burning issue for more time to further review. Member Bob Paroli seconded the motion. Motion carried unanimously.**

**SUBDIVISIONS & LAND DEVELOPMENT:**

1. Nebel Land Development, 06-06-10, 261 Sunset Drive; Preliminary Approval: Bill McGarvey, Engineer, presented. **Member John Keffalas made a motion to grant preliminary approval. Member Bob Paroli seconded the motion. Motion carried unanimously.**

2. Jiffy Mini Mart, 06-06-11, 1701 North Main Street; Preliminary Approval: Bill McGarvey, Engineer, presented. **Chairman Ken Frenchak made a motion to grant preliminary and final approval contingent upon updating the drawing as per Olsen Engineering. Possession of a Highway Occupancy Permit and the issuing of a permit for a retention wall from Zoning Officer, Rich Round. Motion carried unanimously.**

**MISCELLANEOUS: Requests for Third Accessory Structures.**

1. John and Kelly Giles, 101 Timothy Lane. Brett Ligo, Engineer presented. **Member Bob Sloan made a motion to grant approval of request for third accessory structure. John Keffalas seconded. Motion carried unanimously.**

2. Jeffrey Hogg, 2282 William Flynn Highway. **Chairman Ken Frenchak made a motion to grant approval for a third accessory structure with a stipulation that 30 foot side requirements are met. Member Bob Paroli seconded the motion. Motion carried unanimously.**

3. Charles and Penny Guiste, 103 Pine Aire Drive. **Member Bob Paroli made a motion to grant approval of an above ground swimming pool as per Rich Round's approval. John Keffalas seconded the motion. Motion carried unanimously.**

**ADJOURNMENT: Member John Keffalas made a motion to adjourn at 8:15 pm. Member Bob Paroli seconded the motion. Motion carried unanimously.**