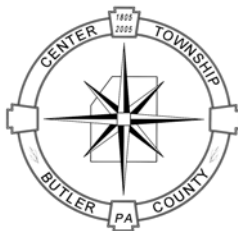


Board of Supervisors:
Ronald Flatt, Chairman
Andrew Erie, Vice Chairman
Brian Hortert, Supervisor
Edward Latuska, Supervisor
Thomas Schiebel, Supervisor



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

PLANNING COMMISSION

Meeting Minutes

July 25, 2007

6:30 p.m.

CALL TO ORDER: Chairman Jeff Olen called the meeting to order at 6:37 p.m. at the Center Township Municipal Building, 419 Sunset Drive, Butler, Penna.

ROLL CALL: Present in addition to Olen were; Vice Chairman John Keffalas; Members, Bob Sloan, Bob Paroli, and Ken Frenchak; Township Engineer, Ron Olsen; Township Secretary, Stephanie Sellers.

PUBLIC TO BE HEARD:

1. Audie and Sally Dunbar of Heinz Road, who could not be present, submitted a letter to the Members asking them to not approve the conditional use for Fieldbrook Manufactured Home Park.
2. Clair DeLair of East Brewster Road asked the Members to not approve the conditional use.
3. Richard Hein of Butler Township has concerns for the streams in the area, would not like the conditional use request approved.
4. Bev Schenck of Timberly Heights is against the conditional use.

MINUTES: *Member Bob Sloan made a motion to approve the June 27, 2007 minutes. Member Paroli seconded the motion. The motion carried unanimously.*

OLD BUSINESS: Ron Olsen gave a summary of his inspection of the retention pond at Jenny Drive

NEW BUSINESS:

1. *Member Frenchak made a motion to grant a variance for a third accessory structure at 231 Holyoke Road. Member Sloan seconded the motion. The motion carried unanimously.*

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2. Steven Victor from Victor - Wetzel Associates, along with counsel for the developers, Dan Gramc presented to the Members a conditional use request for Fieldbrook Manufactured home park on the Adamosky property in Center Township. **Chairman Olen made a motion to recommend against approval for conditional use for the Fieldbrook Manufactured Home Park for the following reasons:**

The proposed conditional use request is countered to Chapter 20, sec. 501 that explicitly states R-1A is to provide for low density development; the proposed conditional use request counters Chapter 20, Section 1402 C. (4, 5, and 6), and counters Chapter 20 , 1402 (A & D). And finally, with regards to infrastructure, including the sewage, all the conditions and requirements set forth in the April, 27, 2005 BASA letter to the municipality still hold for the area of the Township in witch proposed development is to occur. Vice Chairman Keffalas seconded the motion. The motion carried unanimously.

3. Adele Chiodo, P.E. and Rocco Mastrangelo, representing Samaritan Healthcare, Inc., presented to the members a preliminary presentation for Crowne Pointe's final phase. **Jeff Olen made a recommendation to favor the final phase of the development moving forward and asked that everyone be kept apprised of the development. Also asked to have a plan submitted to Rich Round for his review at least 2 wks prior to a BOS or Planning meeting so if any changes need made, members will be aware. Frenchak seconded the motion . Motion carried unanimously.**

SUBDIVISIONS & LAND DEVELOPMENTS:

1. Member Frenchak made a motion to grant preliminary and final approval of the Bandura Land Development #07-07-10 at 1723 North Main, contingent upon the 12 points corrected as per Olsen's draft letter. Paroli seconded the motion. The motion carried unanimously.

2. James Sampey of Sampey Engineering, along with Mike Len and John Schneider of HRG showed drawings of a proposed building for Community Alliance Church at 800 Mercer Road

MISCELLANEOUS: There was no topic for discussion.

ADJOURNMENT: Member Frenchak made a motion to adjourn the meeting at 9:30 p.m. Keffalas seconded the motion. The motion carried unanimously.

Stephanie Sellers
Township Secretary