

**CENTER TOWNSHIP**  
**419 Sunset Drive**  
**Butler, PA 16001**  
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**PLANNING COMMISSION**  
**Regular Meeting Minutes**  
**October 26, 2005**

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

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

**PUBLIC TO BE HEARD:** Mike Patrick brought forward a drawing for a proposed subdivision for the commissioners to review.

**MINUTES:** Sloan made a motion to accept the September 28, 2005, minutes of the Regular Meeting. Paroli seconded. Motion carried unanimously.

**SUBDIVISIONS & LAND DEVELOPMENTS:**

1. Penelope Kingman, 116 Grosvenor Dr., Minor Subdivision #05-10-12, Final Approval: Ron Bole presenting. Sloan made a motion to recommend final approval with the contingency of a signature block being filled in before the Supervisors' meeting. Keffalas seconded. Motion carried unanimously.

2. Blossom Ridge Phase II, #05-10-13, Final Approval: Jim Barnett and Denny Beblo presenting. There was discussion concerning the date of preliminary approval. Since it has passed the 5-year point but has continued to develop the engineer was not sure of how this should be considered reference the recent impact fees program and he recommended getting the solicitor's opinion. Paroli made a motion to recommend granting final approval of Phase II of the Blossom Ridge development contingent on a determination of whether the traffic impact fee ordinance applies to this phase of the development Keffalas seconded. Motion carried unanimously.

**REZONING:**

1. Joseph A. Pelusi requesting zoning change from C-1 to M-1: Paroli made a motion to have a public hearing on the Pelusi rezone request. Sloan seconded. Motion carried unanimously. Keffalas made a motion to schedule the public hearing for 6:30 p.m., December 8, 2005. Paroli seconded. Motion carried unanimously.

2. Mark Thomas; Clifford, Russell, Randall & Craig Diehl; and Heist request to rezone from R-1A to R-2. Parcels 2F104-13A, 13A1, 13B, S7-B, S7 B, and S7BA. Matthew Marshall, attorney representing. Paroli made a motion to schedule a public hearing on this request to rezone for 6:30 p.m., December 5, 2005. Keffalas seconded. Motion carried unanimously.

**ADJOURNMENT:** Paroli made a motion to adjourn at 7:35 p.m. Keffalas seconded. Motion carried unanimously.

MARTHA A. HUFHAND  
Township Secretary