

Board of Supervisors:  
 Ronald Flatt, Chairman  
 Philip Wulff, Vice Chairman  
 Edward Latuska, Supervisor  
 Robert Sloan, Supervisor  
 Alan Smallwood, Supervisor



Anthony Amendolea, Secretary/Treasurer  
 Michael Gallagher, Solicitor  
 Gateway Engineers, Engineer  
 Patrick Gauselmann, BCO/Zoning Officer

**CENTER TOWNSHIP PLANNING COMMISSION**  
 Regular Meeting Minutes  
 December 26, 2018  
 6:30 p.m.

**CALL TO ORDER:**

The Regular Meeting of the Center Township Planning Commission was called to order by Chairman Brad Cavaliero at 6:30 p.m. at the Unionville Volunteer Fire Company Firehall, 102 Mahood Road, Butler PA 16001.

**ROLL CALL:**

Present, in addition to Cavaliero, were members Kenneth Frenchak, Thomas Schiebel, Robert Sloan and Robert Wise; Township Engineer David Heath; and Secretary/Treasurer Anthony Amendolea.

**APPROVAL OF AGENDA:**

*Schiebel motioned approving the agenda for the December 26, 2018 meeting. Sloan seconded. Motion carried.*

**PUBLIC TO BE HEARD:**

**MINUTES:**

A. November 28, 2018: *Frenchak motioned approving the minutes of the Regular Meeting held Wednesday, November 28, 2018. Wise seconded. Motion carried.*

**SUBDIVISION & LAND DEVELOPMENTS:**

A. Giles Holdings Lot Line Revision No. 2018-10-10, Final, Expires 01/22/2019: Mr. John Giles proposes removing the lot line between 1735 North Main Street Extension (Center Township Map 060-S4-18A) consisting of 1.148 acres (m/l) and 1737 North Main Street Extension (Center Township Map 060--S4-19) consisting of 1.595 acres (m/l). Butler County Planning Commission had no comments per review letter dated October 15, 2018. Township Engineer Heath's comments are, as follows (*Mr. Mike Ogin comments are italicized*):

1. Show all utilities for each lot including any existing easements. (*added*)
2. Indicate the owner of the existing shed that on the eastern property line. (*added*)
3. Show the address and phone number of the subdivider. (*added*)
4. Add FEMA flood plain note. (*added*)

Gas lateral must be shown on the plan. A conditional use hearing is required per Chapter 20, Article IX, Section 20-904.E, which reads:

*"Groups of two (2) or more commercial retail and/or service businesses, as permitted or conditional in the C-1 Zoning District only, on the same property. (See Section 20-1908.A24)."*

Mr. Michael Ogin, Gateway Engineers, submitted a ninety (90) day extension for the Giles Holdings Lot Line Revision No. 2018-10-10.

*Schiebel motioned accepting the ninety (90) extension to April 21, 2019 the Giles Holdings Lot line Revision No. 2018-10-10. Wise seconded. Motion carried.*

**OLD BUISNESS:** None

**NEW BUSINESS:** None

**MISCELLANEOUS:** None

**ADJOURNMENT:**

*Frenchak motioned to adjourn at 6:33 p.m. Schiebel seconded. Motion carried.*

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ANTHONY A. AMENDOLEA  
Township Secretary/Treasurer