

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



Kayla Mosey, Secretary/Treasurer  
Michael Gallagher, Solicitor  
David Heath, Engineer  
John Nath, Building Code Official  
Randall Brown, Code Enforcement/ Zoning Officer

**CENTER TOWNSHIP PLANNING COMMISSION**  
Regular Meeting Minutes  
January 22, 2025  
6:30 p.m.

**CALL TO ORDER:**

The Regular Meeting of the Center Township Planning Commission was called to order by Chairman Robert Wise at 6:35 p.m. at the Unionville Volunteer Fire Company Firehall, 102 Mahood Road, Butler PA 16001.

**ROLL CALL:**

Present, in addition to Wise, were members Nicholas Angiolieri via telephone, Randall Corlew and Thomas Schiebel; Gateway Engineer Josiah Hoefler; and Secretary/Treasurer Kayla Mosey. Member Dennis Crawford was absent.

**REORGANIZATION**

**APPOINTMENTS:**

- A. Chairman: *Schiebel motioned appointing Robert Wise as Chairman. Corlew seconded. Motion carried.*
- B. Vice Chairman: *Wise motioned appointing Thomas Schiebel as Vice Chairman. Corlew seconded. Motion carried.*
- C. Secretary: *Wise motioned appointing Nicholas Angiolieri as Secretary. Corlew seconded. Motion carried.*

**ESTABLISHING MEETING DATES, TIME, AND LOCATION:**

*Schiebel motioned setting the meeting dates for the fourth (4<sup>th</sup>) Wednesday of each month, except November and December at 6:30 p.m. to be held at the Unionville Volunteer Fire Company Firehall, 102 Mahood Road, Butler, PA 16001. Wise seconded. Motion carried.*

The meeting dates are:

February 26	March 26	April 23
May 28	June 25	July 23
August 27	September 24	October 22
November 19 3rd Wednesday	December 17 3rd Wednesday	January 28, 2026 (Reorganization/Regular)

*Reorganizational meeting adjourned at 6:36 PM. Wise motioned. Schiebel seconded. Motion carried.*

*Regular meeting was called to order at 6:37 PM*

**REGULAR**

**APPROVAL OF AGENDA:**

*Schiebel motioned approving the agenda for the January 22, 2025 meeting. Corlew seconded. Motion carried.*

**PUBLIC TO BE HEARD:**

- A. Bernard Riley, Mike Locke, and Matt Bond: They are from Madison Acquisitions and are planning to submit plans for a project at the Clearview Mall in the old JCPenney Store. They will require approval for a subdivision and need to know if it would be considered a major or a minor.

**MINUTES:**

- A. Regular Meeting – November 20, 2024: *Scheibel motioned approving the minutes of the Regular Meeting held Wednesday, November 20, 2024. Wise seconded. Motion carried.*

**SUBDIVISION & LAND DEVELOPMENTS:**

- A. Shanor Minor SD No. 2025-01-01, Final, Expires 04/22/2025: The Township Engineer had no comments.

*Schiebel motioned to recommend approving the request for modification to Chapter 14, Article IV, 14-103B.3.e requiring existing and proposed contours to be shown. Wise seconded. Motion carried.*

*Wise motioned to recommend approval of the Shanor Minor SD No. 2025-01-01 contingent on receiving the Butler County Planning Commission Review Letter as well as fixing a couple application errors. Corlew seconded. Motion carried.*

**OLD BUSINESS:** None

**NEW BUSINESS:** None

**MISCELLANEOUS:** None

**ADJOURNMENT:**

*Schiebel motioned to adjourn at 7:09 p.m. Wise seconded. Motion carried.*

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KAYLA R MOSEY  
Secretary/Treasurer