

CENTER TOWNSHIP

419 Sunset Drive

Butler, PA 16001

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

Michael D. Gallagher, Solicitor  
Olsen & Assoc., Engineer  
Martha Hufhand, Township Secretary

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BOARD OF SUPERVISORS

Public Hearing - Aubrey, Heist, Coroian, Thomas

May 17, 2006

6:30 p.m.

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**CALL TO ORDER:** The Center Township Board of Supervisors Public Hearing for the Aubrey, Heist, Coroian, Thomas request to rezone was called to order at 6:30 p.m. by Chairman Ronald Flatt at the Center Township Municipal Building, 419 Sunset Drive, Butler, Penna.

**ROLL CALL:** Present were Chairman Flatt; Supervisors Brian Hortert, Andrew Erie, Ed Latuska and Tom Schiebel; Township Secretary Martha Hufhand; and Court Reporter Cheryl Morris.

**HEARING:** Neighbors within 300 feet of the property were notified by mail, two ads were placed in the Butler Eagle, and the property was posted. The Chairman noted that the purpose of the public hearing is to obtain public comment regarding the request to rezone the property of Aubrey, Heist, Coroian, Thomas from R-1 to R-2. Map & Parcel Numbers: 2F104-23DAA, 13E, 13F, & S7-B.

**DEVELOPER'S COMMENTS:** George Aubrey, representing all of the property owners, outlined the reasons for requesting the change of zoning, showed maps, and a conceptual plan. He said that this zoning change would quadruple the size of R-2 zones in the township. He provided copies of petitions signed by neighbors along Duffy and Mercer road who are in agreement with his plans, and he offered phone numbers of people who were willing to discuss their views. He said that he plans a golf course community with a variety of housing; i.e., maintenance-free, townhouses, single family, etc. He said that he is in litigation with Atkins, the former developer for this property, but it is a contract issue not a property issue.

**RESIDENTS' COMMENTS:**

Charles Pedley, 438 N. Duffy, said that he has issues with this plan. He questioned Aubrey's authority to speak for all of the property owners. Heist was present and indicated that Aubrey has an agreement with him to purchase his property whether or not it is rezoned.

Beverly Schenck of 105 Iroquois Drive, complained about this being the third time a meeting has been held relative to this request to rezone. She thinks this would be spot zoning, has the potential for 8 units per acre, and is not in line with the Comprehensive Plan. She also wants to maintain the farmland. She noted that the Heist property was denied a request to rezone and has to wait a year to resubmit. She said that the Board cannot rezone for the financial benefit of the owner.

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Murray Cohn of 785 Mercer Road, said that it is not known how many homes will be put on this property and he does not think this is the right use for this part of Center Township and is concerned about future generations having open space.

John Beal, 5300 McCandless Rd., spoke in behalf of the Aubrey plan. He reminded that 12 years ago he tried to develop in this area for ball fields. He asked if any neighbor has offered to buy this property? He questioned what should be done with this property. He noted that nobody is seriously farming this land—it is being leased.

John Crede of 104 Cornell Drive, said that these are conceptual drawings and are not binding on Aubrey. He is mainly concerned about the traffic on Duffy Road. Aubrey said this would not be a city overnight.

Peter Hein of Peters Lane, said that Butler Township has an overlay proposal. He said R-1 makes a lot more sense as R-2 would be overtaxing the land and the infrastructure—roads and school.

John Keffalas of 110 Iroquois Drive, asked how long it would be before Aubrey started this project and Aubrey said that it would be done in steps and could start next spring. Keffalas asked if he had discussed impact fees with the township and he said he had not.

Mrs. Mikan of 205 S. Links, Butler Township, is concerned about HUD housing and multiple buildings adding to the traffic on her street.

Keffalas asked who would be in charge of this development and Aubrey said he would be.

There was discussion of guarantees. Anything permitted in a zone can be put there once property has a designation.

**ADJOURNMENT:** Hortert made a motion to adjourn at 7:25 p.m. Erie seconded. Motion carried unanimously.

MARTHA A. HUFHAND  
Township Secretary

RONALD FLATT  
Chairman

ANDREW ERIE  
Vice-Chairman

EDWARD LATUSKA  
Supervisor

BRIAN HORTERT  
Supervisor

THOMAS SCHIEBEL  
Supervisor