

CENTER TOWNSHIP
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PLANNING COMMISSION
Public Hearing - Aubrey Rezoning
February 1, 2006

CALL TO ORDER: The public hearing of the Center Township Planning Commission for comment on a request by multiple owners of property on Mercer and Duffy Roads from R-1A to R-2 was called to order at 6:30 p.m. by Chairman Ken Frenchak. The meeting was held at the Township Building at 419 Sunset Drive, Butler, PA 16001.

ROLL CALL: Present, in addition to Chairman Frenchak, were members Jeff Olen, Bob Sloan, and Bob Paroli. John Keffalas was absent.

GROUND RULES: Frenchak said that he would allow the applicant fifteen minutes to inform the public about what he is looking to accomplish by rezoning. The planners will then ask any questions they have. This will be followed by comments from the public which will be limited to three minutes, one time only. A vote will be taken at the February 22nd regular meeting.

APPLICANT'S PRESENTATION: George Aubrey, speaking for all of the property owners, discussed previous actions with Atkins and his son. He said that he is clear of involvement with the Atkins, other than that he is suing Atkins. Aubrey said that he wants to develop a golf course community which would include single family homes and maintenance free units. He said that all of the infrastructure is available in this area such as roads that tie into main arteries, water, etc.

PLANNERS' QUESTIONS: Olen asked if there will be age delineations and Aubrey said there would not be. Paroli asked who would develop the property and Aubrey said that he would because of the limited number of sewage permits available. He was asked if he could develop as R-1 and said that he could not develop maintenance free as the yards would be too big. Frenchak asked who would construct the homes and Aubrey said that he would and he would begin immediately.

PUBLIC COMMENT: Beverly Schenck of 105 Iroquois Dr spoke for herself and two others. She provided aerial view of the properties, photos of the farm land, and excerpts from the comprehensive plan to the planners. She said that this is spot zoning, that Aubrey would be permitted to build 8-unit structures, farm land would be lost, and this plan does not comply with the comprehensive plan. She noted that the Heist/Diehl plan has been rejected previously, so Heist cannot be heard again. She said there is no guarantee that Aubrey will do what he says he will do. She questioned Aubrey's legal standing to speak for the other land owners.

Audie Dunbar, 201 Heinz Road, said that Schenck has covered his concerns. He said this would clearly be spot zoning. It benefits one person - the developer.

George White, Palmer Road, asked if the plan would be developed in phases. Aubrey said that it would have to be due to the restriction on sewage permits.

Ownership of the golf course was questioned and Aubrey said it is family-owned.

Debbie Ward, 117 Aubrey Dr., said that a sign was not posted for the zoning change on the Aubrey property. She said she has a farm and doesn't plan to change. The intersection of Duffy and Mercer traffic is bad right now - will there be a traffic study done? The fact that there is not a police force should be a concern. This area is not suitable for high density construction.

ADJOURNMENT: Frenchak made a motion to adjourn at 7:05 p.m. Paroli seconded. Motion carried unanimously.

MARTHA A. HUFHAND
Township Secretary

Enclosure: Letter to property owners