

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

Michael Gallagher, Solicitor
Olsen & Associates, Engineer
Stephanie Sellers, Secretary
Anthony Amendolea, Treasurer
Mark Lauer, Public Works Director
Richard Round, BCO/Zoning Official

Board of Supervisors Public Hearing
Aubrey/Thomas Rezoning Request
January 10, 2007
6:00 p.m.

CALL TO ORDER: Chairman Ronald Flatt called the hearing to order at 6:00 p.m. at the Center Township Municipal Building at 419 Sunset Drive, Butler, Penna.

ROLL CALL: Present in addition to Flatt were: Vice Chairman Andrew Erie; Supervisors Ed Latuska, Thomas Schiebel, and Brian Hortert; Secretary, Stephanie Sellers.

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 hearing is to obtain public comment regarding the request to re-zone the property. Voting approval or disapproval will take place at the next Supervisor's meeting.

George Aubrey asked the Board of Supervisors to re-zone his and Thomas's property located at the Southern portion of Center Township from R1-A to R-2. If approved, this would allow him to develop multi-units, like townhouses or condo's in an area that is close to the city of Butler and borders the Butler Township line. Mr. Aubrey developed the Links properties next to his golf course and wants to continue to develop the land by adding multi-units. Mr. Aubrey strongly believes there is a need for *maintenance free* living in Center Township. He thinks the Southern portion of the Township is the best area for growth, and re-zoning it would keep the more rural portions at the northern part of the Township less populated.

PUBLIC TO BE HEARD: Bev Schenck of Center Township asked Jim Tomazich, a representative of Butler Area Sewer Authority, questions about the sewer's capacity for new development.

She then asked the Board of Supervisors to not grant Aubrey's and Thomas's request because she thinks it would be spot zoning.

Pete Jacoby, a Center Township resident, of 324 Lakewood Drive, asked how many

units could be developed, the possible population increase total, and why a land development is not presented before a re-zoning of property. He fears there would be a traffic increase. Chairman Ron Flatt explained to him that the proper procedures are being followed.

Also, Charles Pedley, a Center Township resident of 438 North Duffy Road asked the Board of Supervisors to not grant Aubrey's request because he fears a different developer could develop the land.

Butler Township residents, Nancy Mikan, Robert Ward, and William Robinson Jr. asked the Board of Supervisors to not grant the request. Mr. Robinson feels it is definitely spot zoning and does not see how this could be for the "well being of the general public." He also feels strongly that there would be a major increase in traffic and developing the land would change the "indistinguishable characteristics" of that land.

Lastly, Mr. Robinson interprets that the Center Township Comprehensive Plan is to protect the rural aspects of the community, not to heavily develop it.

ADJOURNMENT: Supervisor Ed Latuska made a motion to adjourn the hearing at 8:00 p.m. Supervisor Thomas Schiebel seconded the motion. All were in favor.

STEPHANIE SELLERS
Township Secretary

RONALD FLATT
Chairman

ANDREW ERIE
Vice-Chairman

EDWARD LATUSKA
Supervisor

BRIAN HORTERT
Supervisor

THOMAS SCHIEBEL
Supervisor