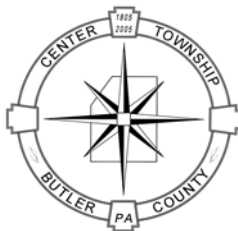


Board of Supervisors:
Ronald Flatt, Chairman
Andrew Erie, Vice Chairman
Brian Hortert, Supervisor
Edward Latuska, Supervisor
Thomas Schiebel, Supervisor



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

Manor Development II

August 15, 2007

6:00 p.m.

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

ROLL CALL: Present in addition to Flatt were; Vice Chairman Andrew Erie; Supervisors Brian Hortert, Thomas Schiebel, and Ed Latuska (arrived at 6:15 p.m.); Township Zoning Official, Richard Round; Township Solicitor, Mike Gallagher; Township Engineer, Ron Olsen; Township Secretary, Stephanie Sellers; 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 Hearing is to obtain public comment regarding the request for conditional use of the Adamosky property for a Manufactured Home Park. Map & Parcel Numbers: 3F43-20, 21, 21A. Members of the audience were sworn in.

DEVELOPERS COMMENTS: Mike Wetzel, P.E. of Victor-Wetzel Associates, and Dan Gramc of Goehring, Rutter & Boehm asked the Board of Supervisors to approve the conditional use for application #07-07-09. Mr. Wetzel and Dan Gramc provided slides and examples of what the development would look like and a time line of each phase of the future development. Mr. Gramc provided to the Board of Supervisors a letter explaining that the applicant has met the conditions required for the conditional use.

TOWNSHIP REPRESENTATIVE'S COMMENTS: Richard Round, Township Zoning Official reviewed the request and submitted to the Board of Supervisors a letter of reasons that he feels the applicant does not meet the requirements. Rich Round also asked James Tomazich, P.E. for Butler Area Sewer Authority, his opinion as to BASA allowing a private sewage treatment facility. Tomazich thinks it is possible that BASA would not approve such a facility.

Ron Olsen, Township Engineer, reviewed the application and thinks the request does not meet the requirements because of the difficulty with D.E.P. approving such sewage facilities and BASA's reluctance to approve private plants.

Jeff Pierce of Olsen & Associates submitted to the Board of Supervisors a letter of his comments after reviewing the request for conditional use. Mr. Pierce's concerns were the density of the plan and that it does not conform to the Comprehensive Plan.

PUBLIC COMMENT:

1. Betty Lanich of West Brewster Road is very concerned about the increase of traffic and how it would effect emergency personnel's response time. Also, asked the Supervisors to vote against the request.
2. Linda Bates of West Brewster Road asked questions about sewer permits and if their would be a homeowners association, and questioned if the lots would be leased or owned. Also, hopes the Supervisors vote against the request.
3. Bev Schenck of Iroquois Drive asked the target age of future owners, the square footage of lots, if the homes will be on a foundation, who owns the property currently, and asked the Supervisors to not approve the request.
4. DeWayne Hindman of South Benbrook Road is very concerned about the traffic and asks that it not be approved.
5. Renee Bloom of South Benbrook Road is worried about the increase in traffic, the safety of all concerned, and asks that the Board of Supervisors not approve the request.
6. Clair DeLair of South Benbrook Road is concerned of the effect on property values, the increase in traffic, and does not think the park would be in harmony with the surrounding properties. He asked the Supervisors to vote no.
7. Audi Dunbar of Heinz Road has no ill feelings towards the Adamosky family wanting to develop their land but thinks a park is not a good plan because it would not be in harmony with the surrounding properties. He asked that the Board of Supervisors vote against the request.
8. Dennis Martsoff of Brewster Road agrees with everyone that the request needs to be denied.
9. Kurt Kern of West Brewster Road thinks that the plan keeps changing, is not consistent, and has no assurance they are in compliance with the Township Ordinances or Comprehensive Plan. He thinks the Supervisors need to vote against the request.

ADJOURNMENT: Supervisor Schiebel made a motion to continue the hearing, at an unspecified date, at the request of the applicant, and for the applicant to re-advertise the hearing. Chairman Flatt seconded the motion. After discussion however, *Schiebel amended the motion to continue the hearing on September 19, 2007 at 6:00 p.m. Chairman Flatt seconded the motion. The motion carried unanimously.*

STEPHANIE SELLERS
Township Secretary

RONALD FLATT
Chairman

ANDREW ERIE
Vice-Chairman

EDWARD LATUSKA
Supervisor

BRIAN HORTERT
Supervisor

THOMAS SCHIEBEL
Supervisor