

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  
September 19, 2007  
6:00 p.m.

**CALL TO ORDER:** Chairman Flatt called the Manor Development II public hearing to order at 6:00 PM, at the Center Township Municipal Building, 419 Sunset Drive, Butler, PA 16001.

**ROLL CALL:** Present in addition to Flatt were; Vice Chairman Andrew Erie; Supervisors Ed Latuska, Brian Hortert, and Thomas Schiebel, Township Solicitor, Mike Gallagher; and Township Secretary, Stephanie Sellers; Court Reporter, Cheryl Morris.

**CHAIRMAN OPENING REMARKS / SWEAR IN WITNESSES:** Chairman Flatt and the Supervisors introduced themselves, and informed the audience of the procedures and reason for the hearing. Public wishing to speak were sworn in.

**MANOR DEVELOPMENT PRESENTATION / CROSS EXAMINATION:** Attorney, Dan Gramc introduced himself and thanked the Supervisors for the continuation of the public hearing. He prepared and submitted a response to Township Representatives who hold the opinion the applicant does not meet the requirements of the conditional use.

Attorney Gramc also submitted a traffic impact study completed by Wooster and Associates, an environmental study, and the explanation of why they feel they do meet the conditions of their application. Also, reiterated that Manor Group Development is the equitable owner of the property and presented a copy of the agreement.

Steven Victor of Victor-Wetzel introduced himself. He showed a power point presentation of homes and maps showing how the development will look.

He also, said Dakota Engineering met with DEP and will file a planning sewage module application for a temporary sewage treatment plant with hopes that restrictions from BASA will be relaxed in the future so they may tap in. And, added that the development will be developed in eight (8) phases that will not be visible from driving on Benbrook Road. Plenty of screening will provide for further privacy.

**TOWNSHIP PRESENTATION / CROSS EXAMINATION:** Chairman Flatt called the meeting for a brief recess at 6:35 P.M. for the public to view printed materials presented by Dan Gramc and Steven Victor. The meeting reconvened at 6:55 PM.

Rich Round, Township Zoning Official, responded with questions asking again for verification of lot sizes, if each home would be on a foundation, ownership of property, and if any other surrounding Townships have agreed to the sewage treatment plant.

**IMMEDIATE VICINITY LANDOWNER PRESENTATION / CROSS EXAMINATION**

1. Audie Dunbar asked Manor Group Development to explain why the proposed development does not go against the comprehensive plan regarding density.
2. Bev Schenck of Iroquois Drive asked again if each lot would be ½ acre. Gramc responded that “not every unit would be ½ acre, but available land per unit is.”
3. Shirley Lawrence of South Benbrook Road asked how they could guarantee that traffic would not create a lot of glare.
4. Linda Bates asked how Manor could propose that noise will not be any worse than now. She said that with the increase of traffic, one would think it would be noisier.
5. Renee Bloom of Benbrook asked for clarification of how the homes would be built. Mr. Victor’s response was that homes would be constructed off site, delivered, and then bolted down. Renee also asked who would fix the increased dust problem.
6. DeWayne Hindman of Benbrook Road asked why the intersection of Route 8 and Benbrook were not included in the traffic study. Steven Victor replied that it was not warranted. He also asked how long could the temporary sewage facility be temporary? Steven Victor’s response was, until BASA offers a opportunity for us to tap in.
7. Sally Dunbar of Heinz Road asked why DEP would not look at the fact that her valley is a flood plain area and increase flow would worsen the problem.
- 8 Tom Rossman of William Flynn Highway asked if there were any studies to be done for burial sites and artifacts for the large area to be developed. The response was that is included in the NPED permit process.
9. Tom Melnik of West Brewster asked if natural gas or water was available. Response was that if it is available, then Manor would pay for extended service.
10. Rich Round asked again, Are you bringing manufactured or mobile homes in. Response was, Manor is asking for conditional use for what your ordinance requires. When we come back (if approved) for the Land Development, we will comply with all details in the Land Development ordinance.

**PUBLIC COMMENT:**

1. Sally Dunbar wanted the Supervisors to know that the Adamosky’s recently deeded 35 acres to T.W. Phillips.
2. Tom Rossman wants the Supervisors to please consider this carefully because there is already too much runoff in that area and does not want to see another “Millvale” happen.
3. Shirley Lawrence worries that the increase in traffic could be harmful for children waiting for buses and this would create too much glare.

4. Wayne Lawrence thinks banking around property will create even more drifting along the road in the winter time and that the water that is state stocked with trout will be ruined.
5. Sally Dunbar is concerned that the water run off will worsen the flooding in her area.
6. Audie Dunbar asked the Supervisors to think very hard of this and not approve the application.
7. DeWayne Hindman thinks the plan is going down hill from previous plans and that they don't care about anything but lining their pockets
8. Renee Bloom asked the Supervisors to please be mindful of the constituents not wanting this to be approved. And since our purchase came with restrictive covenants, we may have to consult with our attorney.
9. Linda Bates asked the Supervisors to think of the School District and the hardship it will create from overcrowding.
10. Bev Schenck thinks specifics are too foggy and that BASA's requirements should be recognized and a lease should be required. She asked that it be denied.

**ADJOURNMENT: Supervisor Latuska made a motion to adjourn the hearing at 8:15 PM. Supervisor Schiebel 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