

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**

Conditional Use / SBA Minutes

September 20, 2007

6:30 p.m.

**CALL TO ORDER:** Chairman Flatt called the hearing to order at 6:30 PM at the Center Township Municipal Building, 419 Sunset Drive, Butler, Pennsylvania.

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

**SBA PRESENTATION:** Jim Auld from Site Act Solutions, agent for SBA Towers presented to the Supervisors, application for conditional use for a cell tower to be constructed at 114 Muddy Creek Drive on the John McCandless property.

Jim submitted a lease agreement with the property owners of Muddy Creek and addressed requirements of the Township ordinances showing compliance for placement of the tower.

1. They are currently in contract with Verizon and will be capable of carrying three additional carriers.
2. Tower ownership and operation will remain in control of SBA.
3. Will cause no health and safety concerns for the public.
4. SBA will agree to annual fee.
5. Will comply with subdivision and Land Development requirements.

### **SUPERVISORS QUESTIONS AND COMMENTS:**

1. Supervisor Schiebel asked if there was a current contract with Verizon in which Jim replied there was.

### **PUBLIC COMMENT:**

1. Lisa Smith of William Flynn Hwy. asked the Supervisors if the tower would lower the value of her property. Supervisor Schiebel stated that he spoke with several real estate agents that believes property values actually increases with better coverage

2. Ron Thompson of Muddy Creek Drive asked why they chose that particular spot on the farm for placement. Jim Auld responded that several reasons come in to play. One of them being where the property owner decides and the other being highest points on the land, along with meeting the requirements of the ordinances.

3. Mike Whipkey of Muddy Creek Drive is concerned because his property is directly next to the site and asked about adequate screening, and said *he* talked to real estate agents as well. Their opinion was property value can improve the further you property is, but decrease when directly beside the tower. Jim Auld responded that screening is shown in the plans.

4. Hillore Morrison who represents the Sunset Drive cell tower applicant stated there are difficulties with the locations and cautioned the Supervisors about the distance requirements with the proposed sites.

5. Paul Brown of Vernon Lane stated that his cell tower site is approved in Clay Township and wonders why Center Township is even considering two other sites. In response, Chairman Flatt stated that we are required to have these hearings when an applicant comes to the Township for Conditional Use.

6. Jeffrey Hogg of William Flynn Hwy. Asked who would monitor the power output of the site. Jim Auld responded that Verizon, the carrier would be responsible.

**ADJOURNMENT: Supervisor Hortert made a motion to adjourn the hearing at 7:15 PM. Vice Chairman Erie 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