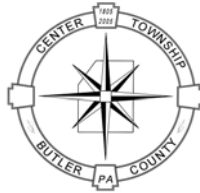


Board of Supervisors:  
*Ronald Flatt, Chairman*  
*Kenneth Frenchak Jr, Vice Chairman*  
*Andrew Erie, Supervisor*  
*Edward Latuska, Supervisor*  
*Philip Wulff, Supervisor*



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

**Board of Supervisors**  
Public Hearing - Giles Rezoning Request  
June 10, 2013  
6:00 p.m.

**CALL TO ORDER:**

Chairman Ronald Flatt called the Public Hearing for the Giles Rezoning Request, of the Center Township Board of Supervisors, to order at 6:04 p.m. The meeting was held at the Center Township Municipal Building, 419 Sunset Drive, Butler PA 16001.

**ROLL CALL:**

In addition to Chairman Flatt, present were Supervisors Andrew Erie, Edward Latuska, and Philip Wulff; and Township Secretary/Treasurer Anthony Amendolea. Cheryl Morris, Recording Secretary, was present. Vice Chairman Kenneth Frenchak arrived at 6:06 p.m.

**PURPOSE:** The purpose of this public hearing is to obtain public comment and testimony on a petition to amend the Center Township Zoning Map by rezoning the following tracts of land from R-2 (Multi-Family Residential District) to C-1 (Retail and Service Commercial District):

- all that certain property located west of North Main Street Extension (SR 8), being Center Township Parcel 060-S4-B (4.37AC m/l), as set forth on the map attached to the ordinance.

A notification was sent to Butler County Planning Commission by facsimile and regular mail on May 7, 2013. Public notifications were mailed May 7, 2013 to all property owners within 300 feet. The Planning Commission recommended approval at their meeting held April 24, 2013. The notice of the public hearing was published in the Butler Eagle editions of May 26<sup>th</sup> and June 2<sup>nd</sup>, 2013. The area was posted on May 30, 2013.

**APPLICANT COMMENTS:** Mr. John Giles, 101 Timothy Lane, owns POS Future, 1737 North Main Street Extension, which employs forty (40) individuals. The current building is too small. He has an opportunity to purchase property from Mrs. Margaret Emrick to expand. The office would be open from 9:00 a.m. to 4:00 p.m. with no traffic on Lakeview Drive.

**PUBLIC COMMENTS:**

1. Phyllis Kaltenbaugh, 102B Lakeview Drive: Mrs. Kaltenbaugh sent a letter to the Board of Supervisors opposing the rezoning request. Her concern is stormwater management.

Mr. Kaltenbaugh requests the Board consider providing green space. They oppose the request.

2. Mr. Clair Bupp, 107 Saint Andrews Drive: Mr. Bupp owns 107A, 107B, 111A and 111B Saint Andrews Drive. His concern is stormwater management due to the runoff from State Route 8 and Center Township Elementary School. He is opposed to the change.
3. Mr. Harvey Hulver, 503 Dick Road: Mr. Hulver owns 103A, 103B, 103D, 105A and 107B Lakeview Drive. His concern is stormwater management. Mr. Hulver requests traffic be restricted to State Route 8. The Board should consider rezoning only two hundred fifty feet (250') west of State Route 8. He opposes the request.
4. Mr. Braden Bowers, 109 Lakeview Drive: Mr. Bowers opposes the request because he purchased ~~the~~ *his (as corrected July 10, 2013)* property ~~due to~~ *understanding that (as corrected July 10, 2013)* the field is to remain as open space. His concerns are (1) the commercial district may encroach his property and (2) stormwater management.
5. Mr. Lee Montgomery, 518 North Main Street: Mr. Montgomery represents Mr. and Mrs. Tom Evans, 115 Lakeview Drive, who oppose the rezoning request. Mrs. Emrick filed a lawsuit to release the restriction for the field to remain as an open area. The court decision did not remove the restriction which was reaffirmed by the Supreme Court. Although the change in zoning will not affect the restriction.
6. Mr. Jack Ferrari, 100 Elise Drive: Mr. Ferrari opposes the rezoning.
7. Mr. Gary Glew, 107B Lakeview Drive: Mr. Glew questioned the Board if they had any connections to Mr. Giles. Wulff has done electrical work for Giles through a general contractor.

**BOARD COMMENTS:** Flatt noted Mr. Giles was present at previous meetings to discuss the possibility of rezoning the property. Frenchak stated Mr. Giles is a resident and business owner in Center Township.

**ADJOURNMENT:**

***Latuska motioned to adjourn the Public Hearing at 6:28 p.m. Erie seconded. Motion carried unanimously.***

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Anthony A. Amendolea  
Township Secretary/Treasurer

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Ronald E. Flatt  
Chairman

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Kenneth J. Frenchak Jr  
Vice Chairman

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Andrew Erie  
Supervisor

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Edward G. Latuska  
Supervisor

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Phillip B. Wulff  
Supervisor

