

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 - JWA Group Rezoning Request
June 10, 2013
6:15 p.m.

CALL TO ORDER:

Chairman Ronald Flatt called the Public Hearing for the JWA Group Rezoning Request, of the Center Township Board of Supervisors, to order at 6:30 p.m. which was delayed due to the length of the Giles Public Hearing. 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 Vice Chairman Kenneth Frenchak; Supervisors Andrew Erie, Edward Latuska, and Philip Wulff; and Township Secretary/Treasurer Anthony Amendolea. Cheryl Morris, Recording Secretary, was present.

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-3 (High Density Residential District) to C-2 (Highway Commercial District):

- all that certain property located west of North Main Street Extension (SR 8), being Center Township Parcel 060-2F63-20E (2.87AC m/l), as set forth on the map (Attachment "A") attached to the ordinance.
- all that certain property located west of North Main Street Extension (SR 8), being Center Township Parcel 060-2F63-20EA (3.22AC m/l), as set forth on the map (Attachment "A") attached to 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 May 22, 2013. The notice of the public hearing was published in the Butler Eagle editions of May 26th and June 2nd, 2013. The area was posted on May 30, 2013.

APPLICANT COMMENTS: Mr. Bill Sittig request rezoning of the property from R-3 (High Density Residential District) to C-2 (Highway Commercial District) to allow for the development of a Sheetz with an adjacent facility. He stated, if rezoning is granted, they would have to apply for a conditional use and present a land development plan. The elevation of the

property helps with the buffering requirements. Mr. Terry Astleford met with the neighbors. Stormwater runoff from State Route 8 and the proposed site will be addressed. Sheetz have been interested in this area for several ~~areas~~ years (as corrected July 10, 2013). Traffic count north of the Clearview Mall would not support a Sheetz.

PUBLIC COMMENTS:

1. Mr. William Knass, 118 Elise Drive: Mr. Knass questioned the type and height of the buffering. His concern is with the lighting. He supports the rezoning from R-3 (High Density Residential District) to C-2 (Highway Commercial District).
2. Mr. Jack Ferrari, 100 Elise Drive: Mr. Ferrari concerns are noise, stormwater management and providing the possibility of other properties rezoning. He opposes the request.
3. Mr. Eric Bell, 116 Elise Drive: Mr. Bell opposes the rezoning request because a Sheetz is not the best use of the property. The Rite Aid request was denied when the property owners were in favor. He stated this is “spot zoning”.
4. Ms. Tammy Blatt, 1514 North Main Street: Ms. Blatt owns the property south of the property proposed for rezoning. The developers met with her to discuss her concerns for access and stormwater management. She favors the request.
5. Mr. David Festog, 114 Elise Drive: Mr. Festog supports the request because the developers are receptive of the property owners’ concerns.
6. Ms. Monica Perry, 216 Summit Road: Ms. Perry opposes the requests due to (1) safety, (2) traffic flows, (3) property values, and (4) chemical trespass.
7. Mr. David Herold, 207 North Pine Aire Drive: He supports the request. Property could be purchased for “high density” residential.
8. Mr. Harry Peterson, 110 Elise Drive: Mr. Peterson is concerned with stormwater management. He opposes the request.
9. Ms. Peg Davis, 115 Elise Drive: Ms. Davis supports the request. She does not want apartments in the area.
10. Mr. Phil Manor, 112 Elise Drive: Mr. Manor felt the developers adequately addressed stormwater concerns. He supports the request.

BOARD COMMENTS: None

ADJOURNMENT:

Erie motioned to adjourn the Public Hearing at 7:21 p.m. Latuska seconded. Motion carried unanimously.

Anthony A. Amendolea
Township Secretary/Treasurer

Ronald E. Flatt
Chairman

Kenneth J. Frenchak Jr
Vice Chairman

Andrew Erie
Supervisor

Edward G. Latuska
Supervisor

Phillip B. Wulff
Supervisor