

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



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

**Center Township Board of Supervisors**  
Container Storage & Motor Vehicle Sales Public Hearing Minutes  
April 7, 2014  
6:00 p.m.

**CALL TO ORDER:**

Supervisor Kenneth Frenchak called the Container Storage and Vehicle Sales Public Hearing, of the Center Township Board of Supervisors, to order at 6:00 p.m. The meeting was held at the Center Township Municipal Building, 419 Sunset Drive, Butler PA 16001.

**ROLL CALL:**

In addition to Supervisor Frenchak, present were Chairman Edward Latuska; Vice Chairman Alan Smallwood; Supervisors Andrew Erie and Philip Wulff; Recording Secretary Cheryl Morris and Township Secretary/Treasurer Anthony Amendolea.

**PURPOSE:** The purpose of this public hearing is to obtain public comment and testimony on ordinances entitled:

- [1] “An ordinance amending Chapter 20, Zoning, Article II, Definitions, Article III, Establishment of Zoning Districts, Article X, “C-2” Highway Commercial District, Article XI, “M-1” Light Industrial District, Article XIII, Supplemental Regulations, and Article XIV, Conditional Uses of the Center Township Codification of Ordinances, as amended from time to time, by (1) adding a definition for container storage area; (2) adding “Gateway Sign Overlay District”, (3) revising Section 20-1004, Conditional Uses, by adding container storage area; (4) revising Section 20-1104, Principal Permitted Uses to include container storage area; (5) revising Article XIII, Supplemental Regulations by adding a new section for container storage area; and (6) revising conditional use standards by adding a new Subsection A.31 titled “Container Storage Area” and
- [2] An ordinance amending Chapter 20, Zoning, Article II, Definitions, Article IX, “C-1” Retail and Service Commercial District, Article X, “C-2” Highway Commercial District, Article XI, “M-1” Light Industrial District, Article XII, “M-2” Heavy Industrial District, Article XIII, Supplemental Regulations and Article XIV, Conditional Uses of the Center Township Codification of Ordinances, as amended from time to time, by (1) adding definition for motor vehicle; (2) revising section 20-902, Principal Permitted Uses, by permitting sales and rentals of motor vehicles, excluding heavy equipment and permitting retail sales of new motor vehicle parts, excluding heavy equipment; (2) revising Section 20-904, Conditional Uses, by adding motor vehicle service and/or repair, excluding heavy equipment and motor vehicle fuel dispensing facilities excluding large commercial vehicle refueling; (3) revising

Section 20-1002, Principal Permitted Uses, by permitting sales and rentals of motor vehicles, excluding heavy equipment and permitting retail sales of new motor vehicle parts, to include heavy equipment; (4) revising section 20-1004, Conditional Uses, by adding motor vehicle fuel dispensing facilities to include large commercial vehicle refueling, motor vehicle sales and/or rental including heavy equipment, motor vehicle service and/or repair, including heavy equipment and any "C-1" Retail and Service Commercial District "Conditional Uses"; (5) revising Section 20-1102, Principal Permitted Uses, by adding motor vehicle fuel dispensing facilities including those with convenience stores, motor vehicle sales and/or rental including heavy equipment, motor vehicle service and/or repair, including heavy equipment and sales and service of new and used manufactured housing; (6) revising Section 20-1202, Principal Permitted Uses, permitting any "M-1" Light Industrial District "Principal Permitted Uses"; (7) revising Section 20-1204, Conditional Uses, permitting any "M-1" Light Industrial District "Conditional Uses"; (8) revising Article XIII, Supplemental Regulations by adding motor vehicle sales and/or rental and motor vehicle service and/or repair; (9) revising Section 20-1408, Conditional Use Standards and Criteria, Subsection A.14, automobile service station, to read motor vehicle fuel dispensing facility and Subsection A.17, auto body repair/automotive dismantling to read motor vehicle service and/or repair".

The Planning Commission recommended approval at their meeting held December 18, 2013. On March 4, 2013, the proposed ordinance was forwarded to the Butler County Planning Commission for their comments. The notice of the public hearing was published in the Butler Eagle editions of March 6 and March 30, 2014.

**PUBLIC COMMENTS:** None

**BOARD COMMENTS:**

1. Frenchak asked if "heavy equipment" is defined.
2. Wulff asked why "Gateway Sign Overlay District" is being added.

**ADJOURNMENT:**

*Latuska made a motion to adjourn at 6:09 p.m. Erie seconded. Motion carried.*

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Anthony A. Amendolea  
Township Secretary/Treasurer

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Edward G. Latuska  
Chairman

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Alan H. Smallwood  
Vice Chairman

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Andrew Eric  
Supervisor

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Kenneth J. Frenchak Jr  
Supervisor

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Phillip B. Wulff  
Supervisor