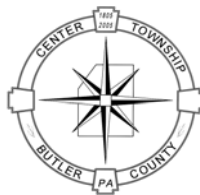


Board of Supervisors:
Edward Latuska, Chairman
Alan Smallwood, Vice Chairman
Andrew Erie, Supervisor
Kenneth Frenchak Jr, Supervisor
Philip Wulff, Supervisor



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

Board of Supervisors

Public Hearing - Gray Rezoning Request

May 12, 2014

6:00 p.m.

CALL TO ORDER:

Supervisor Kenneth Frenchak called the Public Hearing for the Gray Rezoning Request, of the Center Township Board of Supervisors, to order at 6:15 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 Supervisors Andrew Erie and Philip Wulff; and Township Secretary/Treasurer Anthony Amendolea. Cheryl Morris, Recording Secretary, was present. Chairman Edward Latuska attended by telephone conference. Vice Chairman Alan Smallwood was absent.

PURPOSE: The Center Township Board of Supervisors will hold a Public Hearing to inform and obtain public comment and/or testimony on Mr. Richard Gray's application to amend the Center Township Zoning Map by rezoning the following tracts of land from "R-1" Single Family Residential District to "C-2" Highway Commercial District:

- all that certain property located west of William Flynn Highway (SR 8), being Center Township Parcel 060-S5-A (2.31 AC m/l).

A notification was sent to Butler County Planning Commission by facsimile and regular mail on Thursday, April 10, 2014. Public notifications were mailed on Thursday, April 10, 2014 to all property owners within 300 feet. The Planning Commission recommended approval at their meeting held on Wednesday, February 26, 2014. The notice of the public hearing was published in the Butler Eagle editions of Sunday, April 13, 2014 and Sunday, May 4, 2014. The property was posted on Friday, May 1, 2014.

APPLICANT COMMENTS: Applicant was not present.

PUBLIC COMMENTS:

1. Mr. Thomas Rossman, 2041 William Flynn Highway: Mr. Rossman presented pictures of a culvert being restricted by a catchbasin (Exhibit "A") installed by Mr. Richard Gray. In addition, he presented a petition (Exhibit "B") with seventy-one (71) signatures. Eighteen

(18) property owners of the twenty-four (24) notified signed the petition. Mr. Rossman quoted a previous undated zoning ordinance Section 20.2.8, which states:

"If the Board of Township Supervisors received a clearly adverse report from the Township or County Planning Commission or, prior to taking a vote for adoption of a zone district boundary change, is presented with a petition signed in opposition by owners representing at least one half (1/ 2) of the owners within three hundred feet (300') of such property, the Board of Township Supervisors shall adopt the amendments only by a unanimous vote."

This is the third request to rezone this property since 1991. He is opposed to the rezoning.

- 2. Mr. Quintin Grey, 104 Sunrise Cove Lane: Mr. Grey is opposed to the rezoning.
- 3. Mr. Dave Spithaler, 103 Sunrise Cove Lane: Mr. Spithaler states the property is lower than his property and is a flood zone. If Gray’s is raised, his property would flood. He opposes the rezoning.
- 4. Mr. Brian Richards, 180 North Benbrook Road: Mr. Richards stated that the property was rejected for rezoning in May 1994. Zoning must be consistent with the Comprehensive Plan. He opposes the rezoning.
- 5. Mr. Kevin Basham, 2018 William Flynn Highway: Mr. Basham agrees with the comments made by the attendees. He requests a buffer zone. He is opposed to the rezoning.

BOARD COMMENTS: None

ADJOURNMENT:

Frenchak motioned to adjourn the Public Hearing at 6:46 p.m. Wulff seconded. Motion carried unanimously.

Anthony A. Amendolea
Township Secretary/Treasurer

Edward G. Latuska
Chairman

Absent

Alan Smallwood
Vice Chairman

Andrew Eric
Supervisor

Kenneth J. Frenchak Jr
Supervisor

Phillip B. Wulff
Supervisor