

Board of Supervisors:

Edward Latuska, Chairman
Alan Smallwood, Vice Chairman
Andrew Erie, Supervisor
Kenneth Frenchak Jr, Supervisor
Philip Wulff, Supervisor



Anthony Amendolea, Secretary/Treasurer
Michael Gallagher, Solicitor
Olsen & Associates, Engineer

Board of Supervisors
Sheetz Conditional Use Hearing
April 6, 2015
6:00 p.m.

Please silence all pagers and cell phones
(Emergency Responders are exempt)

CALL TO ORDER:

Chairman Edward Latuska called the Sheetz Conditional Use 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 Chairman Latuska, present were Andrew Erie, Kenneth Frenchak, Alan Smallwood and Philip Wulff; Township Engineer Olsen; Recording Secretary Cheryl Morris; and Township Secretary/Treasurer Anthony Amendolea.

PURPOSE:

The purpose of this public hearing is to obtain public comment and testimony from the parties involved in the conditional use application filed by Sheetz Inc. The applicant proposes a motor vehicle fuel dispensing facility and a drive-through restaurant. The property, owned by J T Butler LLC, is located at 1518 North Main Street Extension, Center Township Map 060-3F43-20EA. Section 20-1004.A.14 and 15 of the Center Township Codification of Ordinances permits motor vehicle fuel dispensing facility and drive-through restaurant as a conditional use in the C-2, "Highway Commercial District".

Public notifications were mailed Friday, March 20, 2015 to all property owners within 300 feet. The Planning Commission recommended approval at their meeting held Wednesday, February 25, 2015. The notice of the public hearing was published in the Butler Eagle editions of Sunday, March 22, 2015 and Sunday, March 29, 2015. The property was posted on Tuesday, March 24, 2015.

APPLICANT COMMENTS:

Mr. James McCormick, Sheetz Inc, presented two (2) conditional, uses motor vehicle fuel dispensing facility and drive though restaurant. JT Butler filed a lot consolidation plan for Sheetz and Rite Aid. Sheetz comprises of a 6,489 square foot building, six (6) pumps, a drive through restaurant and car

wash. A variance for the drive through restaurant is scheduled with the Zoning Hearing Board on Thursday, April 16, 2015 at 7:00 p.m. Mr. McCormick submitted six (6) exhibits which were (1) Lot Consolidation Plan, (2) Color Site Plan, (3) Front and Left Side Exterior Elevations, (4) Rear and Right Side Exterior Elevations, (5) Drive Thru Signage, and (6) Car Wash Exterior Elevations.

PUBLIC COMMENTS:

1. Ms. Roxann Newell, 348 North Duffy Road: Ms. Newell asked where the Sheetz would be located.
2. Ms. Peg Davis, 115 Elise Drive: Ms. Davis is concerned with the screening of the property.
3. Ms. Joyce Knass, 108 Elise Drive: Ms. Knass is concerned with the effect of lighting on surrounding properties.
4. Mr. Phil Mennor, 112 Elise Drive: Mr. Mennor asked about the stormwater management design.

BOARD COMMENTS:

1. Frenchak questioned amount of vehicles that could be stacked for the drive through restaurant. and the effect of lighting on surrounding properties.
2. Latuska stated Sheetz work diligently to meet Center Township's current ordinances.
3. Township Engineer Olsen noted conditional use requirements.

ADJOURNMENT:

Latuska motioned to close the Sheetz Conditional Use Hearing at 6:58 p.m. Erie seconded. Motion carried.

Anthony A. Amendolea
Township Secretary/Treasurer

Edward G. Latuska
Chairman

Alan H. Smallwood
Vice Chairman

Andrew Eric
Supervisor

Kenneth J. Frenchak Jr
Supervisor

Phillip B. Wulff
Supervisor